

IN THE MATTER OF  
THE APPLICATION OF  
SEBASTIAN T. ROSSELLI  
FOR A ZONING VARIANCE ON  
PROPERTY LOCATED ON THE NORTH-  
WEST SIDE HARFORD ROAD, 97' +/-  
FROM C/L LINWOOD AVENUE  
(7918 HARFORD ROAD)  
9TH ELECTION DISTRICT  
6TH COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 92-485-XA

**ORDER OF DISMISSAL**

This matter comes to this Board on appeal from a decision of the Zoning Commissioner dated October 9, 1992, wherein the requested Petition was denied.

WHEREAS, the Board is in receipt of a letter of dismissal filed by Fred M. Lauer, Esquire, Counsel for Penn Advertising of Baltimore, Inc., Appellant, dated March 30, 1993 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellant requests that the appeal filed in this matter be dismissed and withdrawn as of March 30, 1993;

IT IS HEREBY ORDERED this 6th day of April, 1993 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman  
Michael B. Bauer  
John G. Dineen

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
NS/S Harford Road, 97 ft. (+/-)  
from C/L Linwood Avenue  
7918 Harford Road  
9th Election District  
6th Councilmanic District  
Sebastian T. Rosselli,  
Legal Owner  
Penn Advertising of Balto., Inc.,  
Petitioner/Lessee

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 92-485-XA

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Zoning Variance filed by the subject property owner, Sebastian T. Rosselli, and Lessee, Penn Advertising of Baltimore, Inc. Mr. Rosselli has entered into a lease with Penn Advertising of Baltimore, Inc. for that company to construct a single faced illuminated 12 ft. x 25 ft. advertising sign on the subject property located at 7918 Harford Road. Pursuant to Section 413.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), outdoor advertising signs are permitted in B.L. zones only by special exception. The subject property is, in fact, zoned B.L. Further, a variance is requested from Sections 413.3(c) and 303.2 of the B.C.Z.R. to allow an outdoor advertising sign to be located 10 ft. from the front property line in lieu of the required 20 ft.

Donna Hayward, the Real Estate Manager for Penn Advertising of Baltimore, Inc., appeared, testified and was represented by Fred M. Lauer, Esquire. Also appearing in support of the Petitions was William Monk, the Planner who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petitions for Special Exception and Variance. Also testifying in support of the Petitions was John W. Erdman, a Traffic Engineer/expert. Appearing as interested persons were two members of the surrounding locale,

ORDER RECEIVED FOR FILING  
Date 10/9/92  
By [Signature]

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By [Signature]

Robert W. Schaffer and John J. Connelly. Also, I have received correspondence from Parkville Community Association in opposition to the Petitions. Further, the Zoning Plans Advisory (ZAC) comments from the various agencies of Baltimore County were considered.

Ms. Hayward testified and described the proposed sign. As indicated, it will be 12 ft. x 25 ft. in area. A contingent lease has been signed with the property owner pending zoning approval. Ms. Hayward also testified as to the significant decrease in the number of outdoor advertising signs which her company maintains in Baltimore County. Specifically, the number of advertising faces has decreased from 331 in 1980 to 227 in 1990. Although no particular business has entered into a lease for this sign, Ms. Hayward testified that numerous local businesses have requested advertising in this area and she is confident that the sign will be leased to a business which serves this community.

Mr. Monk also testified and presented Petitioner's Exhibit No. 1. He noted that the subject area is commercial in nature and features many business/retail uses. He also notes that Harford Road at this locale is a Class II commercial motorway. This designation means that there are from 20 to 70% commercial uses along this corridor. Further, Mr. Monk believes that the proposed sign is consistent with the surrounding locale and appropriate for the subject area. He also noted that the next closest outdoor advertising sign was 460 ft. away. In his view, the sign complies with all requirements set forth within Section 502.1 of the B.C.Z.R. That section specifically lists those items which I must consider in evaluating the merits of the request. Also, Mr. Monk testified in support of the variance. He noted that the required setback is determined by computing an averaging setback of the improvements on the adjacent properties. In this

case, a 20 ft. setback would be required. However, Mr. Monk noted that strict adherence to that requirement would cause the Petitioner practical difficulty in view of visibility of the sign from Harford Road.

Lastly, Mr. Erdman testified. He noted that the speed limit along this portion of Harford Road is 25 miles per hour. He also testified that there is approximately 600 ft. of visibility as one is approaching the sign from the northeast. Additionally, he testified that the sign will not generate any additional traffic and is not located near any intersection. In his view, it will not cause a distraction to the motoring public and is not detrimental to the traffic flow along this section of Harford Road. Mr. Erdman's testimony was uncontradicted and is accepted.

Messrs. Schaffer and Connelly appeared as interested persons. They are nearby residents of the subject locale and are concerned about the increasing commercialization and visual pollution along Harford Road. They find the sign objectionable for those reasons.

Also, although a representative did not appear, the Office of Planning and Zoning recommends denial of the Petitioner's request. That agency's comment notes that the site is located within the Parkville Revitalization area and that a goal of the Baltimore County Master Plan 1989-2000 is to beautify this area. From the Office of Planning and Zoning's viewpoint, the proposed billboard would be detrimental to the beautification efforts because it will detract from the community's appearance. Overall, the Office of Planning and Zoning objects to a billboard at this particular location, believing that it would increase sign clutter and violate the guidelines of the Master Plan to beautify this highway corridor.

Also submitting objections to the Petitions was the Department of Economic Development. Those comments also referenced the revitalization

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By [Signature]

efforts underway in Parkville. These include repaving the sidewalks and curbs and adding attractive landscaping, and other amenities. Further, renovation and enhancements of the commercial properties, a widening of Harford Road, and the installation of additional parking facilities and pedestrian lighting is proposed. The Department of Economic Development noted Baltimore County's commitment of extensive funds for these improvements. In summary, the Department feels that installation of the proposed sign represents a step backward for the streetscape enhancement project funded by the County to revitalize the commercial revitalization district in Parkville.

As noted above, a Petition for Special Exception must be considered in light of the requirements set forth within Section 502.1 of the B.C.Z.R. That section provides a laundry list of factors which must be evaluated. These include issues as to whether the proposal is detrimental to the health, safety or general welfare of the locality; will adversely affect traffic, public utilities or other requirements, or might be inconsistent with the property's zoning classification, or the intent of the zoning regulations.

Further, the Petitioner has the burden of adducing testimony and evidence that would show the proposed use meets the prescribed standards set forth in Section 502.1 of the B.C.Z.R. The Petitioner must show that the proposed use will cause real detriment to the neighborhood and not adversely affect the public interest.

Outdoor advertising signs, by their very nature, are not popular with the public at large. They can contribute to a sense of visual pollution and an increased urbanization of the community in which they are located. Indeed, but for the businesses and advertisers which rely upon these signs,

most everyone would agree that they are inherently detrimental to the locale in which they are placed.

However, notwithstanding those considerations, the County Council permits signs in certain areas, such as the subject B.L. zone, by special exception. Further, as is well settled, a special use exception is part of the comprehensive zoning plan and, thereby, mandates a presumption that it is in the interest of the general welfare and valid. See Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981). That is, the special exception use is presumptively a valid and proper use, absent the showing that there is a distinct detriment to the specific proposed use that is not inherent to the use in general.

Applying the tenets of this law to the instant case, it is clear that the proposed sign, no matter where situated, may detrimentally affect the appearance of the locale. That is, whether the sign was placed in Towson, Catonsville, Essex or at its proposed location in Parkville, it will, by its inherent qualities, diminish the visual appeal of the surrounding locale. Thus, this mere fact alone is not sufficient to result in a denial of the Petition. However, it is equally clear that there are additional factors present which relate only to the subject property and this stretch of Harford Road in Parkville. That is, unlike the vast majority of other areas in Baltimore County, this subject locale has been earmarked by Baltimore County for revitalization. That is, extensive funds, both public and private, will be expended for the purpose of upgrading and revitalizing this section of Harford Road which constitutes the commercial Parkville core. This fact then distinguishes the placement of the proposed sign from other locations. In that the proposed sign will be detrimentally affecting this locale to a greater extent than might be expected, I must, therefore,

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Date 10/9/92  
By [Signature]

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Date 10/9/92  
By [Signature]

conclude that the Petitioner has not satisfied its burden as set forth in Schultz, supra. That is, there is, in fact, a detrimental effect to this locale which is above and beyond those inherent effects associated with the proposed use. For these reasons, I must deny the special exception and so shall order.

Further, having made such a determination as to the special exception, the Petition for Variance is, thereby, rendered moot and need not be discussed.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of October, 1992 that, pursuant to a Petition for Special Exception, approval to construct a single faced illuminated 12 ft. x 25 ft. advertising sign on the subject property located at 7918 Harford Road, be and is hereby DENIED; and

IT IS FURTHER ORDERED that a variance from Sections 413.3(c) and 303.2 of the B.C.Z.R. to allow an outdoor advertising sign to be located 10 ft. from the front property line, in lieu of the required 20 ft., be and is hereby rendered MOOT.

LES:mmm

Lawrence E. Schmidt  
Zoning Commissioner for  
Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 9, 1992

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

Mr. Sebastian T. Rosselli  
1502 Daleney Valley Road  
Lutherville, Maryland 21093

RE: Petitions for Special Exception and Zoning Variance  
Case No. 92-485-XA  
Penn Advertising of Baltimore, Inc./Sebastian T. Rosselli

Gentlemen:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.  
cc: William Monk  
cc: Robert W. Schaffer  
cc: John J. Connelly  
cc: Parkville Community Assn.

**Penn Adv.**

PENN ADVERTISING OF BALTIMORE, INC.

March 30, 1993

Baltimore County Board of Appeals  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, MD 21204

Re: Petition for Special Exception and Variance No. 92-485 XA  
Harford Road, 97 ft. from Linwood Avenue; Case No. 92-485 XA

Dear Board:

Please be advised that Penn Advertising of Baltimore, Inc. would request that its appeal in the above mentioned case be withdrawn. After review of the file, case law and other discussions, we have decided not to pursue this location any further.

A copy of this letter of withdrawal will be sent to all parties of record. Thank you for your consideration.

Very truly yours,

*Fred M. Lauer*

Fred M. Lauer, esq.  
Counsel for Penn Advertising

cc: Ms. Phyllis Cole Friedman  
Mr. Peter Max Zimmerman  
Mr. Robert W. Schaffer  
Mr. John J. Connelly  
Mr. William Monk  
Mr. John Erdman  
Mr. Sebastian T. Rosselli  
Mr. P. David Fields  
Parkville Community Association  
Mr. James W. Fisher, II  
Ms. Donna Hayward

FML/sad

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

**Erdman and Associates, Inc.**  
Consulting Engineers

JOHN W. ERDMAN, P.E.

**EDUCATION**  
BES - Civil Engineering - 1959  
Johns Hopkins University  
Traffic Engineering Short Courses - 1964  
Northwestern University  
Professional Program in Urban Transportation - 1971  
Carnegie-Mellon University

**REGISTRATION**  
Professional Engineer - Maryland and Delaware  
**PROFESSIONAL AFFILIATIONS**  
Institute of Transportation Engineers  
National Society of Professional Engineers  
American Society of Civil Engineers  
Maryland Society of Professional Engineers

**EXPERIENCE**  
Mr. Erdman has responsibility for all Transportation Planning and Traffic Engineering Services of the Firm. The Firm provides specialized Traffic Engineering and Transportation Planning services to public and private clients. Mr. Erdman brings over thirty-two (32) years of personal experience in these fields to the tasks to be undertaken for those clients.

Mr. Erdman has testified as an expert witness over 200 times before the Zoning Authorities or Appeals Boards in Anne Arundel, Baltimore, Charles, Harford, Howard, and Montgomery Counties. His expert testimony has often been reviewed by the Circuit Court.

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for the Department's Transportation Planning functions within the City of Baltimore.

Mr. Erdman left that agency in 1980 to manage the Transportation and Traffic Engineering Group of a major consulting firm. His responsibilities included traffic system designs with particular emphasis on designing operational improvements to accommodate increased traffic flow and to provide enhanced safety.

**WILLIAM MONK, INC.**

PLANNING - LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS, SUITE B-7  
222 BOSLEY AVENUE, TOWSON, MD 21204

**LETTER OF TRANSMITTAL**

TO: BALTIMORE COUNTY  
ZADAM

DATE	6/1/92	OUR JOB NO.	521
FILE NO.		YOUR JOB NO.	
ATTENTION	7018 HARFORD ROAD SPEL EX & VARIANCE APP BALTO CO, MD		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
12		DRINKS	
3		SPEL EX FORMS	
3		VARIANCE FORMS	
1		ZONING MAP	
1		CHECK #550 CD	
3		ZONING PROPOSED IMPROVEMENTS	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☒ As requested ☐ Submit \_\_\_\_\_ copies for distribution  
☐ For your use ☐ Resubmit \_\_\_\_\_ copies for approval ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED: *William Monk*

If enclosures are not so noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*Bill Monk*  
*Donna Hayward*  
*John Erdman*

ADDRESS  
2122 Bayview Ave  
Suite B-7  
Towson MD 21204  
301 Remington Ave  
Baltimore, Md 21211  
Erdman and Associates

PROTESTANT(S) SIGN-IN SHEET

NAME  
*Robert W. Schaffer*  
*John J. Connelly*  
*Interested party*

ADDRESS  
3020 Landon Ave 21234  
3052 Oak Laurel Dr 21234

**BALTIMORE COUNTY BUSINESSES  
USING OUTDOOR**

A & M Jewelers  
ADT  
All Star Video  
Allstate Insurance Co.  
Associated Catholic Charities  
Baltimore School of Cosmetology  
Baltimore RV Show  
Baltimore County Travel  
Barbera Business Systems  
Beal GMC  
Bell Atlantic  
Blake Realty  
Bob Bell Chevrolet  
Bretton Woods  
CareFirst  
Carpet Land, Inc.  
Century 21  
Charles Nusinov & Sons  
Cockeysville Schwinn  
Cohen, Snyder, McClellan, Eisenberg & Katzenberg, P.A.  
Columbia Freestate  
Comcast  
Dormans Lighthouse  
Dundalk Community College  
Dunfield Apartments  
Easpoint Mall  
Essex Elks Lodge #1866  
First National Bank  
Frank Moran & Sons  
Garon's Ethan Allen Galleries  
Gentleman's Quarters  
Greater Baltimore Board of Realtors  
Greetings & Readings  
Hamburgers  
Hardees Food Systems  
Heat Pump Association  
Hechingers  
Henderson Webb  
Hohne Pool & Spa  
Home Builders Association  
Home Exterminator  
Jay Perkin's Golf  
Jewish Charities  
Judy's Wave Length

**FACT SHEET**

PENN ADVERTISING OF BALTIMORE - BALTIMORE COUNTY

NUMBER OF EMPLOYEES (FULL AND PART TIME): 55

ANNUAL BUDGET: approx. \$10,500,000.

ANNUAL PAYROLL: approx. \$1,800,000.

TOTAL LEASES BALTIMORE COUNTY: 77

ANNUAL PAYMENTS TO BALTIMORE COUNTY PROPERTY OWNERS: \$96,463.00

NUMBER OF FACES IN BALTIMORE COUNTY:

1980 - 331

1991 - 227

TOTAL FACES LOST IN BALTIMORE COUNTY 1980-1991:

104 (33% INVENTORY)

NUMBER OF BALTIMORE COUNTY LOCATIONS:

1980 - 189

1991 - 130

NUMBER OF BALTIMORE COUNTY BUSINESSES USING PENN ADVERTISING IN  
LAST TWO YEARS: 88

ESTIMATED ANNUAL PUBLIC SERVICE CONTRIBUTION: \$1,320,000.  
9% OF INVENTORY





**Erdman and Associates, Inc.**  
Consulting Engineers

JOHN W. ERDMAN, P.E.

**EDUCATION** BES - Civil Engineering - 1959  
Johns Hopkins University  
Traffic Engineering Short Courses - 1964  
Northwestern University  
Professional Program in Urban Transportation -  
1971 Carnegie-Mellon University

**REGISTRATION** Professional Engineer - Maryland and Delaware

**PROFESSIONAL AFFILIATIONS** Institute of Transportation Engineers  
National Society of Professional Engineers  
American Society of Civil Engineers  
Maryland Society of Professional Engineers

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Mr. Erdman left that agency in 1980 to manage the Transportation and Traffic Engineering Group of a major consulting firm. His responsibilities included traffic system designs with particular emphasis on designing operational improvements to accommodate increased traffic flow and to provide enhanced safety.

## Literature Search

### Effect of Outdoor Advertising Signs on Safety

Prepared by: **Erdman and Associates, Inc.**  
August 7, 1992

Parkville Community Ass.  
7807 Clarkworth Place  
Parkville, MD. 21234-5807

July 23, 1992

Arnold Jablon  
Zoning Board  
111 West Chesapeake Ave.  
Towson, Maryland 21204

Subject: Zoning Hearing, Case: #92-485-2A

Dear Mr. Jablon:

The Parkville Community Association has learned of the proposed illuminated 12 by 25 foot advertising sign petitioned to be erected near the intersection of Harford and Linwood roads. Although our association will be represented at the hearing scheduled for August 7th, we would like to express our concerns about the sign.

As an association, we are committed to the revitalization of not only the residences of Parkville, but the business district as well. We are concerned about the congestion of business signs in the area and feel the sign will detract from the appearance of what to improve. We are also worried about the possible traffic problems that may occur since the sign would be so close to a traffic light. Visibility of the traffic light by motorists is especially important for the safety of pedestrians crossing such a heavily traveled road.

We have also contacted the Planning Board and several merchants in the area concerning the sign. Both concur that the area is unsuitable for such a sign.

Therefore, it is the opinion of the Parkville Association that the variance for an outdoor advertising sign (case #92-485-2A) should not be permitted.

Thank you for your time, and consideration.

RECEIVED  
JUL 27 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

**MEMORANDUM**

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 29, 1992

SUBJECT: 7918 Harford Road

INFORMATION: 521

Item Number: Penn Advertising of Baltimore, Inc.

Petitioner: Penn Advertising of Baltimore, Inc.

Property Size: 0.20 acres

Zoning: BI-CDC

Requested Action: Special Exception, Variance

Hearing Date: / /

**SUMMARY OF RECOMMENDATIONS:**  
The petitioner is requesting a special exception for one single faced illuminated 12'x25' advertising sign and a variance to allow the sign to be located 10 feet from the front property line in lieu of the required 20 feet.

The Office of Planning and Zoning recommends **REVIEW** of the petitioner's request for a special exception to allow an outdoor advertising sign.

This site is located in the Parkville Revitalization Area. The Baltimore County Master Plan 1989-2000 indicates that beautification of this area is of prime importance. (See attached) Billboards are detrimental to beautification efforts because they detract from a community's appearance. Part of the solution to beautifying these revitalization areas is to recommend **REVIEW** of special exceptions and variances for outdoor advertising signs. In addition, many other businesses are adjacent to this site on both sides of Harford Road and each has their own business signs displayed, creating an abundance of signs in this vicinity. In short, a billboard at this particular location would increase sign clutter and violate the guidelines of the Master Plan to beautify this corridor.

Prepared by: \_\_\_\_\_

Division Chief: *Eric M. Ruff*

FM:da



**NOTES:**

1. EXISTING ZONING: BL-CCC
  2. PROPOSED ZONING: BL-CCC
  3. GROSS LOT AREA: 0.20 AC +/-, (8,788 SQ. FT. +/-)
  4. NET LOT AREA: 0.18 AC +/-, (8,125 SQ. FT. +/-)
  5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
  6. VARIANCE: TO PERMIT A 10' SIGN SETBACK IN LIEU OF THE REQUIRED 20' SETBACK (SEE # 17)
  7. EXISTING USE: RETAIL/OFFICE BUILDING
  8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
  9. PREVIOUS ZONING HEARINGS: NONE
  10. CRG PLANS: NONE
  11. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
  12. DEED REFERENCE: 6883/306
  13. TAX MAP: 81, GRID: 2, PARCEL: 853
  14. CENSUS TRACT: 4921.01
  15. ELECTION DISTRICT NO. 9
  16. COUNTY COUNCIL DISTRICT NO. 6
  17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- |       | REQUIRED      | PROVIDED |
|-------|---------------|----------|
| FRONT | 20' (SEE #17) | 10' +/-  |
| SIDE  | 0'            | 5' +/-   |
| REAR  | 0'            | 12' +/-  |
17. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE
- |                              |         |
|------------------------------|---------|
| EXISTING BUILDING (#7918)    | 10 FEET |
| EXISTING REPAIR SHOP (#7920) | 30 FEET |
|                              | 40 FEET |
| AVERAGE SETBACK              | 20 FEET |
18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
  19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
  20. THERE ARE NO EXISTING FREESTANDING SIGNS LOCATED ON THE PROPERTY.
  21. ZONING NOTES: OUTDOOR ADVERTISING SIGN
- SECTION 413.3 (BC2R)
- A. TOTAL SURFACE AREA OF SIGN = 300 S.F. (SEE DETAIL)
  - B. N/A
  - C. N/A
  - D. SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS INVOLVING A DUAL HIGHWAY OR WITHIN 50 FEET OF ANY OTHER INTERSECTION.
  - E. 100% OF THE STREET FRONTAGE (HARFORD ROAD BETWEEN PARK TERRACE AND LINWOOD AVENUE) IS COMMERCIALLY DEVELOPED AS FOLLOWS:
- |                                 |          |
|---------------------------------|----------|
| EXISTING RETAIL/OFFICE BUILDING | 120' +/- |
| EXISTING REPAIR SHOP            | 100' +/- |
| TOTAL                           | 220' +/- |
- PERCENT COMMERCIAL  $220/220 \times 100 = 100\%$
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
  - G. N/A
  - H. N/A
  - I. N/A
- SECTION 413.5 (BC2R)
- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE. (SEE ELEVATION)
  - B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
  - C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
  - D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
  - E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

ZONED D.R. 5.5  
ZONED BL-CCC

PROPOSED OUTDOOR  
ADVERTISING SIGN

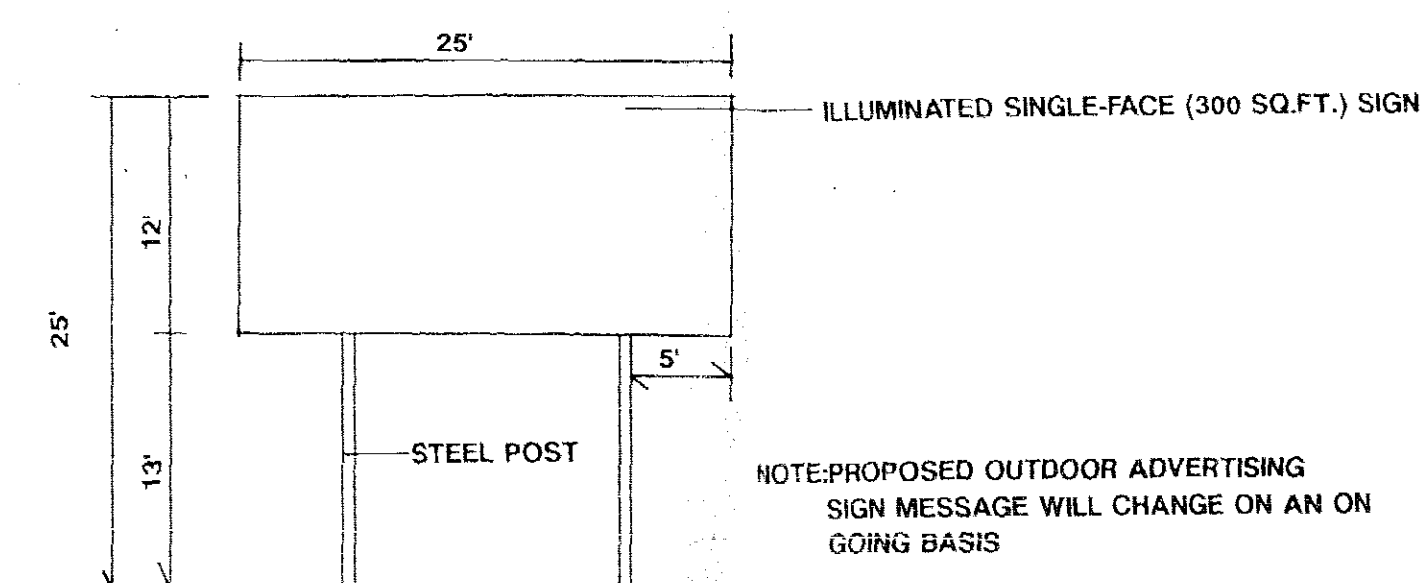
VARIANCE  
REQUESTED

HARFORD  
ROAD

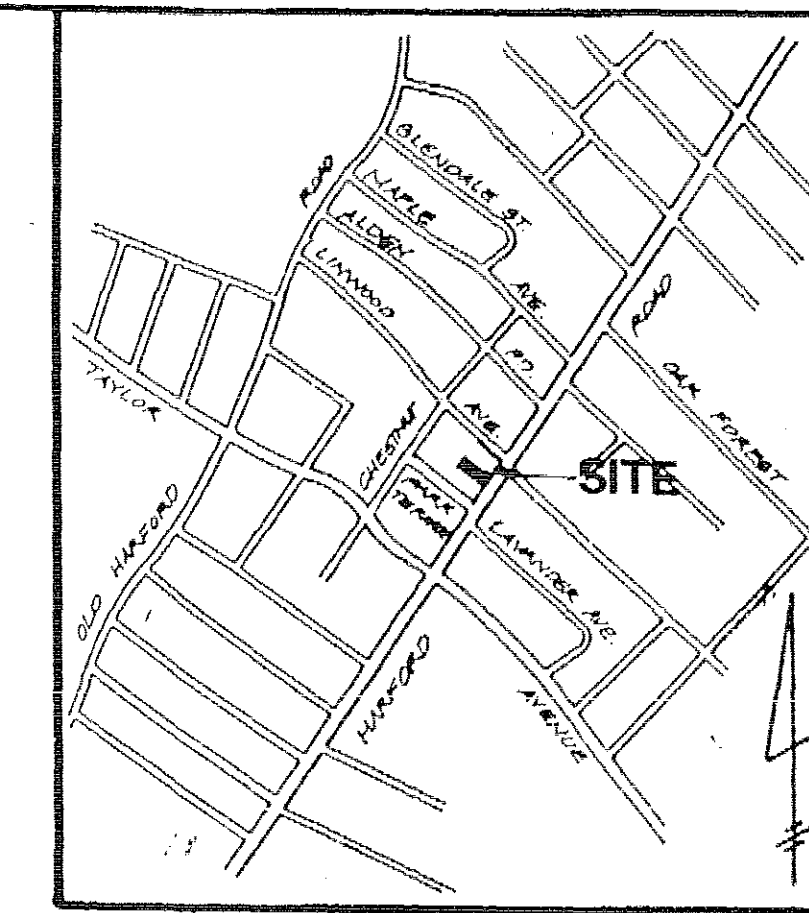
Let's No 1

PROPOSED OUTDOOR ADVERTISING SIGN

SCALE: 1" = 10'



NOTE: PROPOSED OUTDOOR ADVERTISING SIGN MESSAGE WILL CHANGE ON AN ON GOING BASIS



VICINITY MAP  
(SCALE: 1" = 1000')

PLAN TO ACCOMPANY SPECIAL EXCEPTION  
AND VARIANCE APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
BALTIMORE, MARYLAND 21204  
(410) 594-9331

APPLICANT:  
PENNY ADVERTISING OF BALTIMORE, INC.  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 4/16/1992  
REV: 6/1/1992  
JOB NO: 9231  
SCALE: 1" = 20'

92-485-XA

521







IN THE MATTER OF  
THE APPLICATION OF  
SEBASTIAN T. ROSSELLI  
FOR A ZONING VARIANCE ON  
PROPERTY LOCATED ON THE NORTH-  
WEST SIDE HARFORD ROAD, 97' +/-  
FROM C/L LINWOOD AVENUE  
(7918 HARFORD ROAD)  
9TH ELECTION DISTRICT  
6TH COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 92-485-XA

**ORDER OF DISMISSAL**

This matter comes to this Board on appeal from a decision of the Zoning Commissioner dated October 9, 1992, wherein the requested Petition was denied.

WHEREAS, the Board is in receipt of a letter of dismissal filed by Fred M. Lauer, Esquire, Counsel for Penn Advertising of Baltimore, Inc., Appellant, dated March 30, 1993 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellant requests that the appeal filed in this matter be dismissed and withdrawn as of March 30, 1993;

IT IS HEREBY ORDERED this 6th day of April, 1993 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Michael B. Lauer  
Michael B. Lauer

John G. Dineen  
John G. Dineen

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
NS/S Harford Road, 97 ft. +/-  
from C/L Linwood Avenue  
7918 Harford Road  
9th Election District  
6th Councilmanic District  
Sebastian T. Rosselli,  
Legal Owner  
Penn Advertising of Balto., Inc.,  
Petitioner/Lessee

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 92-485-XA

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Zoning Variance filed by the subject property owner, Sebastian T. Rosselli, and Lessee, Penn Advertising of Baltimore, Inc. Mr. Rosselli has entered into a lease with Penn Advertising of Baltimore, Inc. for that company to construct a single faced illuminated 12 ft. x 25 ft. advertising sign on the subject property located at 7918 Harford Road. Pursuant to Section 413.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), outdoor advertising signs are permitted in B.L. zones only by special exception. The subject property is, in fact, zoned B.L. Further, a variance is requested from Sections 413.3(c) and 303.2 of the B.C.Z.R. to allow an outdoor advertising sign to be located 10 ft. from the front property line in lieu of the required 20 ft.

Donna Hayward, the Real Estate Manager for Penn Advertising of Baltimore, Inc., appeared, testified and was represented by Fred M. Lauer, Esquire. Also appearing in support of the Petitions was William Monk, the Planner who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petitions for Special Exception and Variance. Also testifying in support of the Petitions was John W. Erdman, a Traffic Engineer/expert. Appearing as interested persons were two members of the surrounding locale,

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Date 10/9/92  
By [Signature]

Robert W. Schaffer and John J. Connelly. Also, I have received correspondence from Parkville Community Association in opposition to the Petitions. Further, the Zoning Plans Advisory (ZAC) comments from the various agencies of Baltimore County were considered.

Ms. Hayward testified and described the proposed sign. As indicated, it will be 12 ft. x 25 ft. in area. A contingent lease has been signed with the property owner pending zoning approval. Ms. Hayward also testified as to the significant decrease in the number of outdoor advertising signs which her company maintains in Baltimore County. Specifically, the number of advertising faces has decreased from 331 in 1980 to 227 in 1990. Although no particular business has entered into a lease for this sign, Ms. Hayward testified that numerous local businesses have requested advertising in this area and she is confident that the sign will be leased to a business which serves this community.

Mr. Monk also testified and presented Petitioner's Exhibit No. 1. He noted that the subject area is commercial in nature and features many business/retail uses. He also notes that Harford Road at this locale is a Class II commercial motorway. This designation means that there are from 20 to 70% commercial uses along this corridor. Further, Mr. Monk believes that the proposed sign is consistent with the surrounding locale and appropriate for the subject area. He also noted that the next closest outdoor advertising sign was 460 ft. away. In his view, the sign complies with all requirements set forth within Section 502.1 of the B.C.Z.R. That section specifically lists those items which I must consider in evaluating the merits of the request. Also, Mr. Monk testified in support of the variance. He noted that the required setback is determined by computing an averaging setback of the improvements on the adjacent properties. In this

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Date 10/9/92  
By [Signature]

case, a 20 ft. setback would be required. However, Mr. Monk noted that strict adherence to that requirement would cause the Petitioner practical difficulty in view of visibility of the sign from Harford Road.

Lastly, Mr. Erdman testified. He noted that the speed limit along this portion of Harford Road is 25 miles per hour. He also testified that there is approximately 600 ft. of visibility as one is approaching the sign from the northeast. Additionally, he testified that the sign will not generate any additional traffic and is not located near any intersection. In his view, it will not cause a distraction to the motoring public and is not detrimental to the traffic flow along this section of Harford Road. Mr. Erdman's testimony was uncontradicted and is accepted.

Messrs. Schaffer and Connelly appeared as interested persons. They are nearby residents of the subject locale and are concerned about the increasing commercialization and visual pollution along Harford Road. They find the sign objectionable for those reasons.

Also, although a representative did not appear, the Office of Planning and Zoning recommends denial of the Petitioner's request. That agency's comment notes that the site is located within the Parkville Revitalization area and that a goal of the Baltimore County Master Plan 1989-2000 is to beautify this area. From the Office of Planning and Zoning's viewpoint, the proposed billboard would be detrimental to the beautification efforts because it will detract from the community's appearance. Overall, the Office of Planning and Zoning objects to a billboard at this particular location, believing that it would increase sign clutter and violate the guidelines of the Master Plan to beautify this highway corridor.

Also submitting objections to the Petitions was the Department of Economic Development. Those comments also referenced the revitalization

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Date 10/9/92  
By [Signature]

efforts underway in Parkville. These include repaving the sidewalks and curbs and adding attractive landscaping, and other amenities. Further, renovation and enhancements of the commercial properties, a widening of Harford Road, and the installation of additional parking facilities and pedestrian lighting is proposed. The Department of Economic Development noted Baltimore County's commitment of extensive funds for these improvements. In summary, the Department feels that installation of the proposed sign represents a step backward for the streetscape enhancement project funded by the County to revitalize the commercial revitalization district in Parkville.

As noted above, a Petition for Special Exception must be considered in light of the requirements set forth within Section 502.1 of the B.C.Z.R. That section provides a laundry list of factors which must be evaluated. These include issues as to whether the proposal is detrimental to the health, safety or general welfare of the locality; will adversely affect traffic, public utilities or other requirements, or might be inconsistent with the property's zoning classification, or the intent of the zoning regulations.

Further, the Petitioner has the burden of adducing testimony and evidence that would show the proposed use meets the prescribed standards set forth in Section 502.1 of the B.C.Z.R. The Petitioner must show that the proposed use will cause real detriment to the neighborhood and not adversely affect the public interest.

Outdoor advertising signs, by their very nature, are not popular with the public at large. They can contribute to a sense of visual pollution and an increased urbanization of the community in which they are located. Indeed, but for the businesses and advertisers which rely upon these signs,

most everyone would agree that they are inherently detrimental to the locale in which they are placed.

However, notwithstanding those considerations, the County Council permits signs in certain areas, such as the subject B.L. zone, by special exception. Further, as is well settled, a special use exception is part of the comprehensive zoning plan and, thereby, mandates a presumption that it is in the interest of the general welfare and valid. See Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981). That is, the special exception use is presumptively a valid and proper use, absent the showing that there is a distinct detriment to the specific proposed use that is not inherent to the use in general.

Applying the tenets of this law to the instant case, it is clear that the proposed sign, no matter where situated, may detrimentally affect the appearance of the locale. That is, whether the sign was placed in Towson, Catonsville, Essex or at its proposed location in Parkville, it will, by its inherent qualities, diminish the visual appeal of the surrounding locale. Thus, this mere fact alone is not sufficient to result in a denial of the Petition. However, it is equally clear that there are additional factors present which relate only to the subject property and this stretch of Harford Road in Parkville. That is, unlike the vast majority of other areas in Baltimore County, this subject locale has been earmarked by Baltimore County for revitalization. That is, extensive funds, both public and private, will be expended for the purpose of upgrading and revitalizing this section of Harford Road which constitutes the commercial Parkville core. This fact then distinguishes the placement of the proposed sign from other locations. In that the proposed sign will be detrimentally affecting this locale to a greater extent than might be expected, I must, therefore,

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Date 10/9/92  
By [Signature]

conclude that the Petitioner has not satisfied its burden as set forth in Schultz, supra. That is, there is, in fact, a detrimental effect to this locale which is above and beyond those inherent effects associated with the proposed use. For these reasons, I must deny the special exception and so shall order.

Further, having made such a determination as to the special exception, the Petition for Variance is, thereby, rendered moot and need not be discussed.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of October, 1992 that, pursuant to a Petition for Special Exception, approval to construct a single faced illuminated 12 ft. x 25 ft. advertising sign on the subject property located at 7918 Harford Road, be and is hereby DENIED; and

IT IS FURTHER ORDERED that a variance from Sections 413.3(c) and 303.2 of the B.C.Z.R. to allow an outdoor advertising sign to be located 10 ft. from the front property line, in lieu of the required 20 ft., be and is hereby rendered MOOT.

Lawrence E. Schmidt  
Lawrence E. Schmidt  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 10/9/92  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 9, 1992

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

Mr. Sebastian T. Rosselli  
1502 Daleney Valley Road  
Lutherville, Maryland 21093

RE: Petitions for Special Exception and Zoning Variance  
Case No. 92-485-XA  
Penn Advertising of Baltimore, Inc./Sebastian T. Rosselli

Gentlemen:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.  
cc: William Monk  
cc: Robert W. Schaffer  
cc: John J. Connelly  
cc: Parkville Community Assn.





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
  
PARKVILLE  
8

SHEET  
  
N.E.  
8-D

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401



0

E

22"

17"

11"

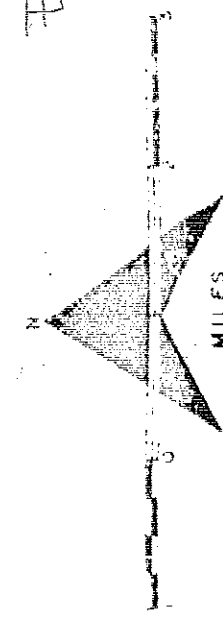
8.5"

OLL  
RTY

# COMMERCIAL MOTORWAYS

CLASS I COMMERCIAL MOTORWAY  
CLASS II COMMERCIAL MOTORWAY  
FREEWAYS AND EXPRESSWAYS  
OTHER SELECTED ROADS

EXHIBIT 9



BALTIMORE COUNTY

MAY 3, 1958  
MARYLAND

OFFICIAL MAP ADOPTED UNDER BILL  
NO. 23, 1968. EFFECTIVE DATE:

JUNE 29, 1968

HARFORD COUNTY

BALTIMORE  
CITY

WARD COUNTY

ANNE ARUNDEL  
COUNTY

Map of Baltimore County, Maryland, prepared by  
Baltimore County Planning Board  
Baltimore County Planning Board  
Baltimore County Planning Board

E

0

22"

17"

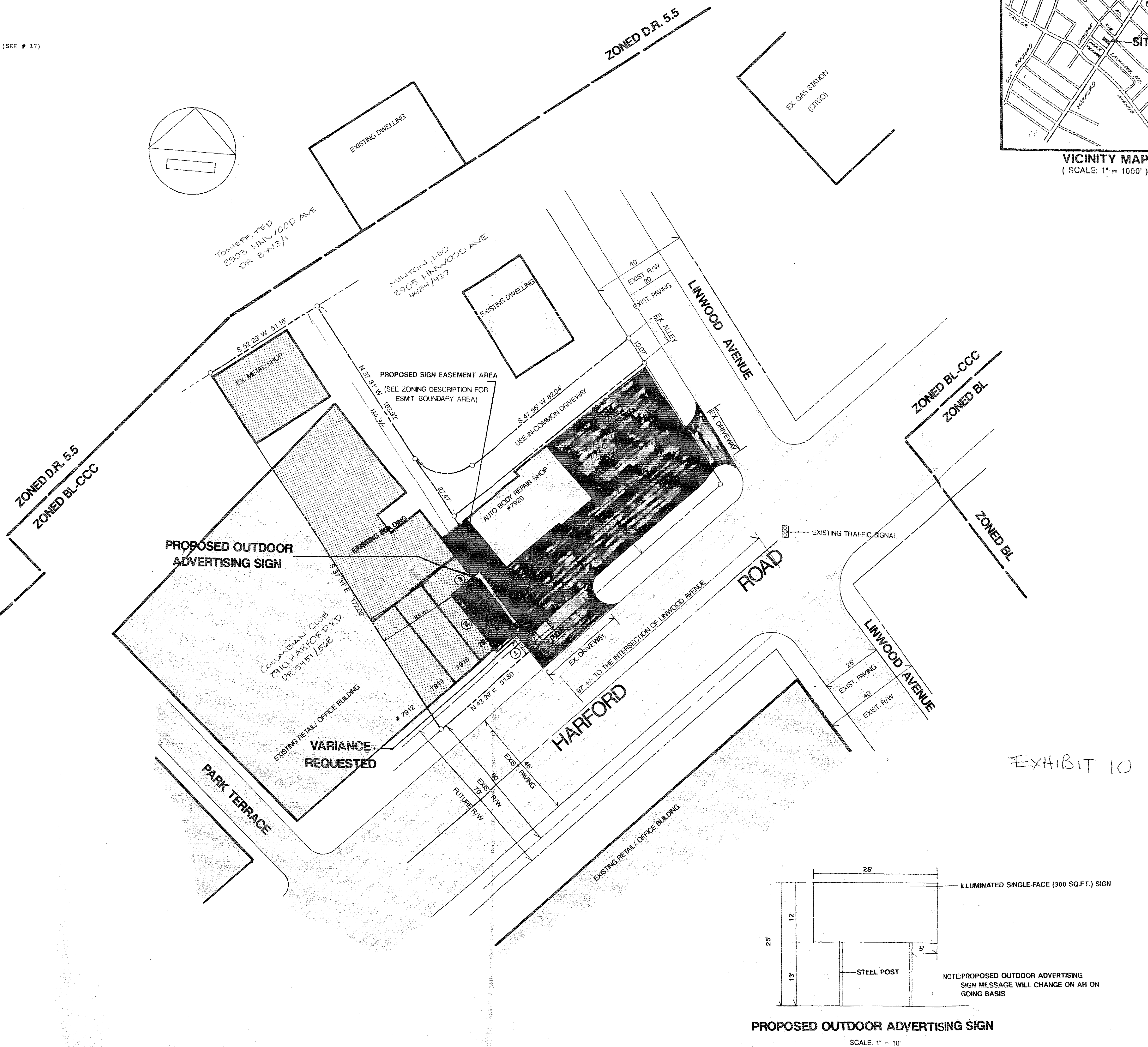


**NOTES:**

1. EXISTING ZONING: BL-CCC
  2. PROPOSED ZONING: BL-CCC
  3. GROSS LOT AREA: 0.20 AC +/-, (8,788 SQ. FT. +/-)
  4. NET LOT AREA: 0.18 AC +/-, (8,125 SQ. FT. +/-)
  5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
  6. VARIANCE: TO PERMIT A 10' SIGN SETBACK IN LIEU OF THE REQUIRED 20' SETBACK (SEE # 17)
  7. EXISTING USE: RETAIL/OFFICE BUILDING
  8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
  9. PREVIOUS ZONING HEARINGS: NONE
  10. CRG PLANS: NONE
  11. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
  12. DEED REFERENCE: 6883/306
  13. TAX MAP: 81, GRID: 2, PARCEL: 853
  14. CENSUS TRACT: 4921.01
  15. ELECTION DISTRICT NO. 9
  16. COUNTY COUNCIL DISTRICT NO. 6
  17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- | REQUIRED            | PROVIDED |
|---------------------|----------|
| FRONT 20' (SEE #17) | 10' +/-  |
| SIDE 0'             | 3' +/-   |
| REAR 0'             | 12' +/-  |
18. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE
- |                              |         |
|------------------------------|---------|
| EXISTING BUILDING (#7918)    | 10 FEET |
| EXISTING REPAIR SHOP (#7920) | 30 FEET |
|                              | 40 FEET |
| AVERAGE SETBACK              | 20 FEET |
19. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
  20. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
  21. THERE ARE NO EXISTING FREESTANDING SIGNS LOCATED ON THE PROPERTY.
  22. ZONING NOTES: OUTDOOR ADVERTISING SIGN

- SECTION 413.3 (BC2R)
  - A. TOTAL SURFACE AREA OF SIGN = 300 S.F. (SEE DETAIL)
  - B. N/A
  - C. N/A
  - D. SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS INVOLVING A DUAL HIGHWAY OR WITHIN 50 FEET OF ANY OTHER INTERSECTION.
  - E. 100% OF THE STREET FRONTAGE (HARFORD ROAD BETWEEN PARK TERRACE AND LINWOOD AVENUE) IS COMMERCIALLY DEVELOPED AS FOLLOWS:
- |                                 |          |
|---------------------------------|----------|
| EXISTING RETAIL/OFFICE BUILDING | 120' +/- |
| EXISTING REPAIR SHOP            | 100' +/- |
| TOTAL                           | 220' +/- |
- PERCENT COMMERCIAL 220/220 X 100 = 100%
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
  - G. N/A
  - H. N/A
  - I. N/A

- SECTION 413.5 (BC2R)
- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE. (SEE ELEVATION)
- B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
- C. THIS SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
- D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
- E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.



**PLAN TO ACCOMPANY SPECIAL  
EXCEPTION APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND**

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 ROSLEY AVENUE, SUITE B-7  
BALTIMORE, MARYLAND 21204  
(410) 494-8531

APPLICANT:  
PENW ADVERTISING OF BALTIMORE, INC.  
3301 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 4/16/1992  
REV: 6/1/1992  
JOB NO: 9231  
SCALE: 1" = 20'



**NOTES:**

1. EXISTING ZONING: BL-CCC
2. PROPOSED ZONING: BL-CCC
3. GROSS LOT AREA: 0.20 AC +/-, (8,788 SQ. FT. +/-)
4. NET LOT AREA: 0.18 AC +/-, (8,125 SQ. FT. +/-)
5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
6. VARIANCE: TO PERMIT A 10' SIGN SETBACK IN LIEU OF THE REQUIRED 20' SETBACK (SEE # 17)
7. EXISTING USE: RETAIL/OFFICE BUILDING
8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
9. PREVIOUS ZONING HEARINGS: NONE
10. CRG PLANS: NONE
11. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
12. DEED REFERENCE: 6883/306
13. TAX MAP: 81, GRID: 2, PARCEL: 853
14. CENSUS TRACT: 4921.01
15. ELECTION DISTRICT NO. 9
16. COUNTY COUNCIL DISTRICT NO. 6
17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)

	REQUIRED	PROVIDED
FRONT	20' (SEE #17)	10' +/-
SIDE	0'	3' +/-
REAR	0'	12' +/-

18. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE

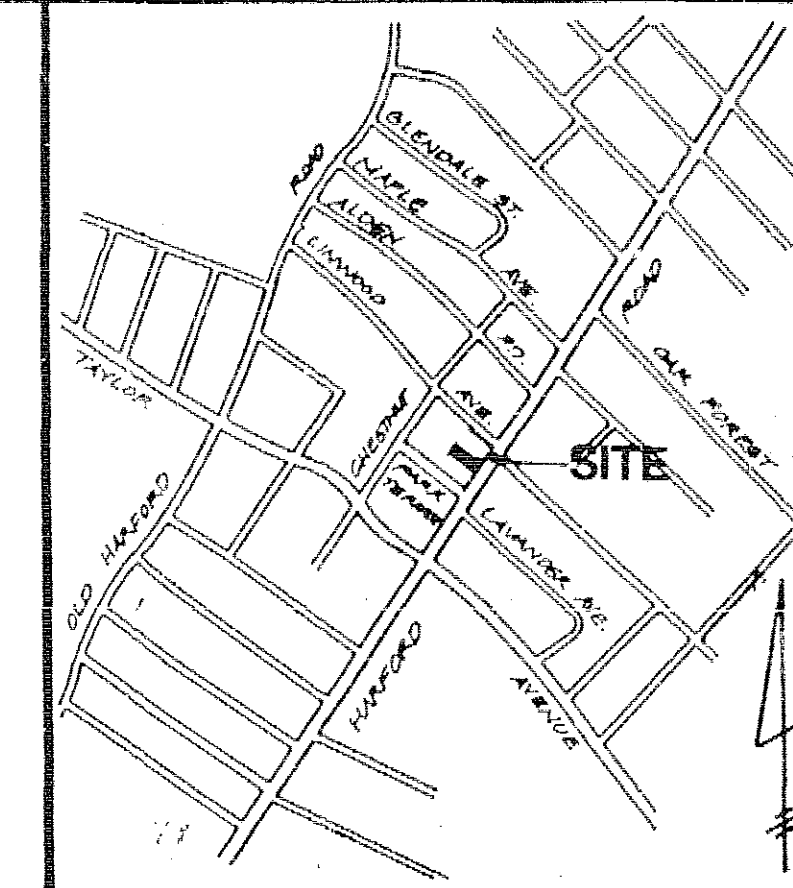
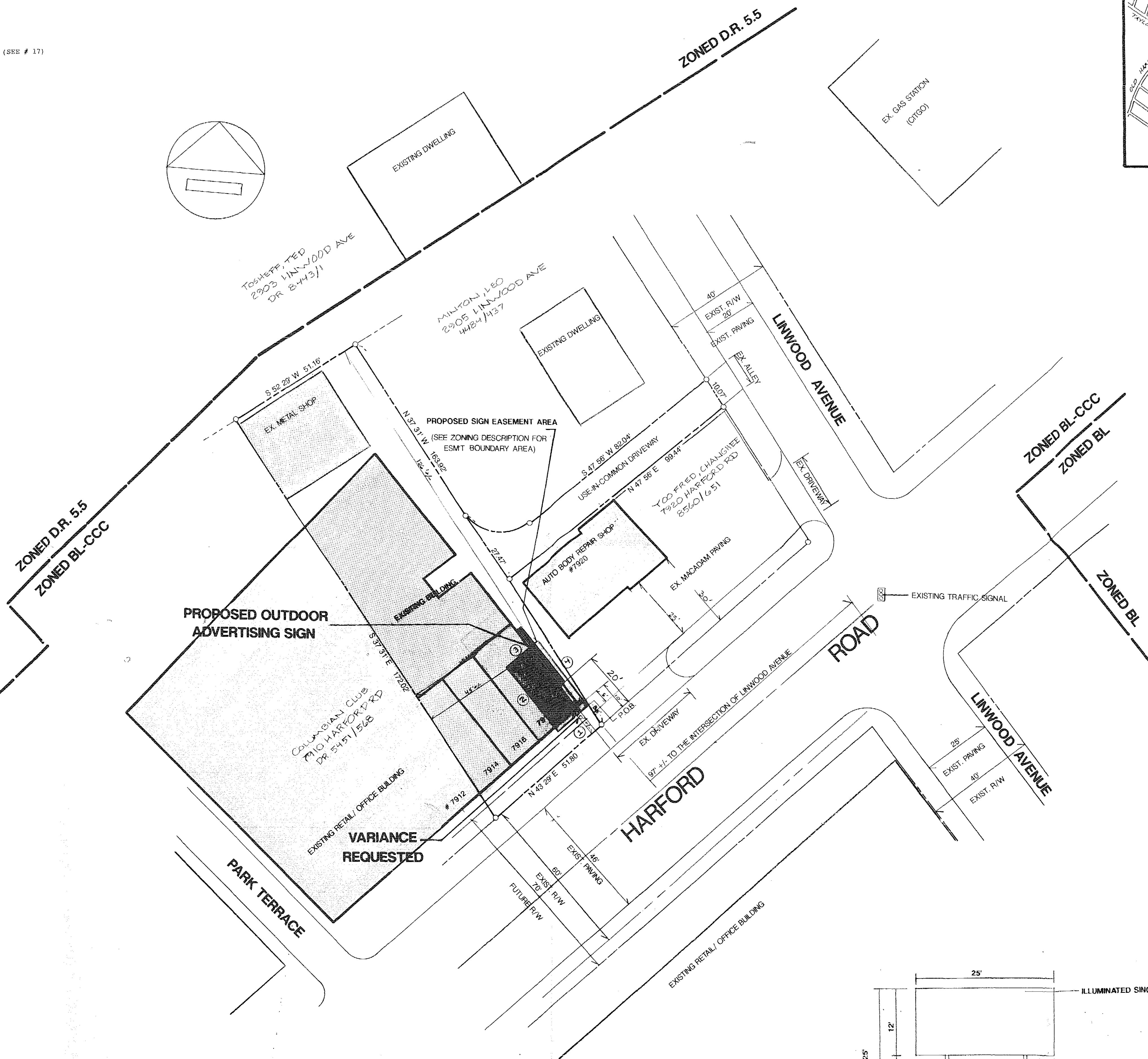
EXISTING BUILDING (#7918)	30 FEET
EXISTING REPAIR SHOP (#7920)	30 FEET
	40 FEET
AVERAGE SETBACK	20 FEET

19. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
20. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
21. THERE ARE NO EXISTING FREESTANDING SIGNS LOCATED ON THE PROPERTY.
22. ZONING NOTES: OUTDOOR ADVERTISING SIGN

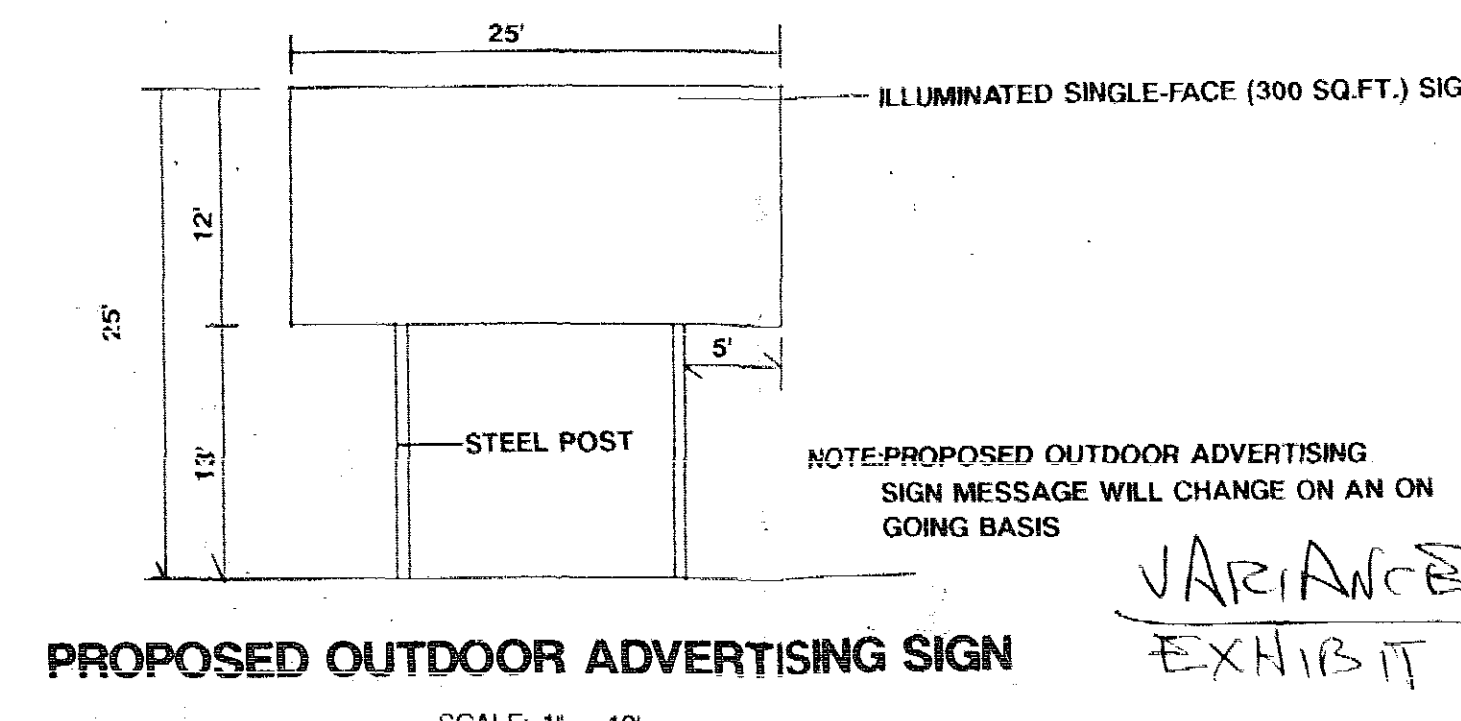
SECTION	413.3 (BCZR)
A.	TOTAL SURFACE AREA OF SIGN = 300 S.F. (SEE DETAIL)
B.	N/A
C.	N/A
D.	SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS INVOLVING A DUAL HIGHWAY OR WITHIN 50 FEET OF ANY OTHER INTERSECTION.
E.	100% OF THE STREET FRONTAGE (HARFORD ROAD BETWEEN PARK TERRACE AND LINWOOD AVENUE) IS COMMERCIALLY DEVELOPED AS FOLLOWS:
	EXISTING RETAIL/OFFICE BUILDING 120' +/-
	EXISTING REPAIR SHOP 100' +/-
	TOTAL 220' +/-
	PERCENT COMMERCIAL 220/220 X 100 = 100%
F.	THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
G.	N/A
H.	N/A
I.	N/A

23. SECTION 413.5 (BCZR)

A.	THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE. (SEE ELEVATION)
B.	THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
C.	THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
D.	THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
E.	THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

**VICINITY MAP**  
(SCALE: 1" = 1000')



**PROPOSED OUTDOOR ADVERTISING SIGN**  
SCALE: 1" = 10'

**VARIANCE**  
**EXHIBIT II**

**PLAN TO ACCOMPANY SPECIAL  
EXCEPTION APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND**

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
225 SOUTH BALTIMORE AVENUE, SUITE 6-7  
TOWSON, MARYLAND 21204  
(410) 494-8931

**APPLICANT:**  
PENNY ADVERTISING OF BALTIMORE, INC.  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 4/16/1992  
REV: 8/11/1992  
SHEET NO: 9231  
SCALE: 1" = 20'



521  
Petition for Special Exception  
92-485-XA  
to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for one (1) single faced illuminated 12' x 25' advertising (sign).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:  
Penn Advertising of Balto., Inc.  
(Type or Print Name)  
*Penn Advertising of Balto., Inc.*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney for Petitioner:  
Fred M. Lauer, Esq.  
(Type or Print Name)  
*Fred M. Lauer*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney's Telephone No.: (410) 235-8820

Legal Owner(s):  
Sebastian T. Roselli  
(Type or Print Name)  
*Sebastian T. Roselli*  
Signature  
(Type or Print Name)  
1502 Dulany Valley Road  
Address  
Lutherville, MD 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Monk  
222 Bosley Avenue, Ste B-7  
JOMSON, MD 21204  
Address  
Phone No.

NO REVIEW  
6-12-92 WCR



ESTIMATED LENGTH OF HEARING - 1/2 HR. + 1 HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVISED BY: DATE

June 9, 1992 521  
Petition for Variance  
92-485-XA  
to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.3(c) and 303.2 to allow an outdoor advertising sign to be located 10 feet from the front property line in lieu of the required 20 feet (based upon the averaging criteria).

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)  
Due to the location of the existing buildings and the height restrictions the sign will not be visible if placed any further back from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:  
Penn Advertising of Balto., Inc.  
(Type or Print Name)  
*Penn Advertising of Balto., Inc.*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney for Petitioner:  
Fred M. Lauer, Esq.  
(Type or Print Name)  
*Fred M. Lauer*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney's Telephone No.: (410) 235-8820

Legal Owner(s):  
Sebastian T. Roselli  
(Type or Print Name)  
*Sebastian T. Roselli*  
Signature  
(Type or Print Name)  
1502 Dulany Valley Road  
Address  
Lutherville, MD 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Monk, Inc.  
222 Bosley Avenue, Suite B-7  
JOMSON, MD 21204  
Address  
Phone No.

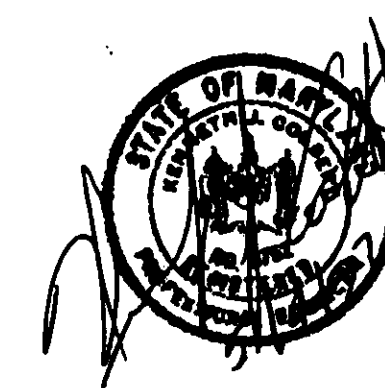
NO REVIEW  
6-12-92 WCR

521  
92-485-XA  
ZONING DESCRIPTION  
OUTDOOR ADVERTISING SIGN EASEMENT  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MD

BEGINNING AT A POINT SOUTHERLY ALONG THE NORTHWEST SIDE OF HARFORD ROAD, 70 FEET WIDE, 97 FEET, MORE OR LESS, FROM THE CENTERLINE OF LINWOOD AVENUE, 40 FEET WIDE, AND 8.5 FEET, MORE OR LESS FROM THE BEGINNING OF THE NORTH 37 DEGREES, 31 MINUTES WEST, 163.92 FOOT LINE OF THE DEED TO SEBASTIAN T. ROSSELLI RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 6883, FOLIO 306; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 43 DEGREES 29 MINUTES WEST, 15 FEET
  2. NORTH 46 DEGREES 31 MINUTES WEST, 30 FEET
  3. NORTH 43 DEGREES 29 MINUTES EAST, 15 FEET
  4. SOUTH 46 DEGREES 31 MINUTES EAST, 30 FEET
- TO THE POINT OF BEGINNING.

CONTAINING 450 SQUARE FEET OF LAND, MORE OR LESS.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *Harford Rd* Date of Posting: *6/11/92*  
Posted for: *Sebastian T. Roselli*  
Petitioner: *Sebastian T. Roselli*  
Location of property: *7918 Harford Rd (7918) 97' from Harford Rd*  
Location of Sign: *Post on West side of property 7918 Harford Rd*  
Remarks: *None*  
Posted by: *Arnold Jablon* Date of return: *6/11/92*  
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD. *6/25*, 19 *92*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *6/25*, 19 *92*

THE JEFFERSONIAN.

*S. Zabo Orlov*

Publisher

*95.27*

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-4150

Number

*92-485-XA*

Date

11/03/92

APPEAL FEES

120 - OF 6 SPECIAL EXC. ORDER

140 - OF ALL OTHER ORDERS

150 - POSTING SIGNS / ADVERTISEMENTS

LAST NAME OF OWNER: ROSSELLI

04A048003MCHRC  
BA C003129PH11-23-92

\$460.00

Please Make Checks Payable To: Baltimore County

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-4150  
Number

6/12/92

19201521

PUBLIC HEARING FEES

020 - ZONING VARIANCE (OTHER)

050 - SPECIAL EXCEPTION

LAST NAME OF OWNER: ROSSELLI

04A048002MCHRC  
BA C002159PH06-12-92  
Please Make Checks Payable To: Baltimore County

Counter Validation

*92-485-XA*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: *7-10-92*

Penn Advertising of Baltimore, Inc.  
3001 Remington Avenue  
Baltimore, Maryland 21211

Re:

CASE 92-485-XA (Item 521)

7918 Harford Road, 97' (-/-) from c/l Linwood Avenue

9th Election District - 6th Councilmanic

Legal Owner(s): Sebastian T. Roselli

Petitioner/Lessee: Penn Advertising of Baltimore, Inc.

HEARING: WEDNESDAY, JULY 29, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that a *95.27* is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE CASE SHALL NOT PROCEED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via money order to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is requested.

*Arnold Jablon*

Arnold Jablon  
Director

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 18, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 92-485-XA (Item 521)

7918 Harford Road, 97' (-/-) from c/l Linwood Avenue

9th Election District - 6th Councilmanic

Legal Owner(s): Sebastian T. Roselli

Petitioner/Lessee: Penn Advertising of Baltimore, Inc.

HEARING: WEDNESDAY, JULY 29, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Special Exception for one single-faced illuminated 12 foot by 25 foot advertising sign. Variance to allow an outdoor advertising sign to be located 10 feet from the front property line in lieu of the required 20 feet (based upon the averaging criteria).

*Arnold Jablon*  
Arnold Jablon  
Director

Zoning Commissioner of  
Baltimore County

cc: Sebastian T. Roselli  
William P. Monk  
Penn Advertising of Baltimore, Inc./Fred M. Lauer, Esq.

NOTE: HEARINGS ARE UNRECORDED PROCEEDINGS. FOR OFFICIAL RECORDATION PLEASE CALL 887-3353.

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JULY 1, 1992

COPY

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-485-XA  
PETITIONER(S): Roselli/Penn Advertising of Baltimore, Inc.  
LOCATION: 7918 Harford Road

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON JULY 29, 1992, HAS BEEN POSTPONED AT THE REQUEST OF FRED LAUER, ATTORNEY FOR PETITIONERS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Sebastian T. Roselli  
William P. Monk  
Fred M. Lauer

AJ:ggg





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
PARKVILLE  
8

SHEET  
N.E.  
8-D



JULY 6, 1992

NOTICE OF POSTPONEMENT AND REASSIGNMENT

CASE NUMBER: 92-485-XA  
PETITIONER(S): Rosellini/Penn Advertising of Baltimore, Inc.  
LOCATION: 7918 Harford Road

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON JULY 29, 1992, WAS  
POSTPONED AT THE REQUEST OF FRED LAUER, ATTORNEY FOR PETITIONERS.

THE NEW HEARING DATE IS AS FOLLOWS:

FRIDAY, AUGUST 7, 1992 at 9:00 a.m. in Rm. 106, County Office Building.

Arnold Jablon  
Director

cc: Sebastian T. Rosellini  
William P. Monk  
Fred M. Lauer

AJ:ggg

July 20, 1992

Fred M. Lauer, Esquire  
3001 Resington Avenue  
Baltimore, MD 21211

RE: Item No. 521, Case No. 92-485-XA  
Petitioner: Sebastian T. Rosellini  
Petition for Special Exception

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this  
12th day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Sebastian T. Rosellini, et al

Petitioner's Attorney: Fred M. Lauer

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1

✓	Joan R. McMahon	FRS-1	6-22-92	NC
DED DEPRM RP STP TE				
✓	BBC Associates	511		Comment
DED DEPRM RP STP TE				
✓	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512		Comment
DED DEPRM RP STP TE				
✓	Fox Chevrolet, Inc.	513		Comment
DED DEPRM RP STP TE				
✓	Covenant of Grace Presbyterian Church	515		NC
DED DEPRM RP STP TE				
✓	Frederick J. And Michelle Y. Burgesen	517		NC
DED DEPRM RP STP TE				
✓	David Marc And Paul C.S. Rosen	518		NC
DED DEPRM RP STP TE				
✓	David W. And Debra L. Gordon	519		NC
DED DEPRM RP STP TE				
✓	Raymond F. And Nancy A. Plum	520		NC
DED DEPRM RP STP TE				
✓	Sebastian T. Rosellini	521		NC
DED DEPRM RP STP TE				
✓	Michael And Virginia Myers	522		NC
DED DEPRM RP STP TE				

BALTIMORE COUNTY  
DEPARTMENT OF ECONOMIC DEVELOPMENT  
Memorandum

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: Phyllis Taylor, Revitalization Coordinator

DATE: August 14, 1992

RE: Case #92-485-XA

The Department of Economic Development has been working with the Business Association in the Parkville Revitalization District for a number of years. In reference to Case #92-485-XA, the proposed illuminated billboard is not in keeping with our investment or the plan for the Revitalization Area.

On August 10 work began on a major streetscape project designed to revitalize and enhance Parkville's commercial area (just south of Taylor Avenue to Alden Avenue). The following will take place:

- Newly paved sidewalks and curbs with attractive landscaping and furniture (benches, trash receptacles)
- An expanded parking lot with additional spaces, new meters, better lighting and surrounding wall to diminish headlight glare.
- Pedestrian lighting designed to increase safety and give the area a softer look at night.
- A widened Harford Road with left turn lanes and traffic arrows at the Taylor Avenue intersection.
- New pedestrian crosswalks where Harford Road intersects Taylor Avenue, Linwood Avenue and Putty Hill.
- Renovations and enhancement of storefronts and properties along the commercial strip.
- Attractive road signs welcoming people to Parkville.

Page 2  
Mr. Lawrence Schmidt

August 14, 1992

Baltimore County has committed funds in excess of \$600,000 to cover the cost of construction for this streetscape project. The proposed outdoor advertising sign would create an adverse effect upon the unique property surrounding the proposed site and impact the surrounding residential properties as well. The billboard would not harmonize with the character and health of the area which is the primary function of Economic Development that we are working so hard to preserve.

The information provided at the earlier hearing demonstrates the concern of the community and business core who are not in favor of the proposal of a billboard. The property involved is located near the intersection of Linwood Avenue and Harford Road. There is congestion in this area and a proposed 12' x 25' foot illuminated billboard would dwarf the subject site by its size and illumination.

There is also congestion surrounding the site mainly due to the nature of tenant mix. The "alley-way" between the Hair Salon and Shannahan's Car Care Center is being used to park company vehicles and as an entrance to the barber shop portion of the salon.

One other factor that may be detrimental to the proposal of a billboard is that SEA has designated this intersection to have a flashing traffic signal between the hours of 11 p.m. and 6 a.m. A detail such as this could conceivably have a reverse effect on drivers noticing any signage due to a different concentration level of traffic and safety conditions.

In conclusion, upon rendering a decision please consider the position of the Department of Economic Development that this proposal represents a step backward for the \$600,000 plus streetscape enhancement project funded by the county to revitalize the commercial revitalization district in Parkville.

PT/vv

Development Review Committee Response Form  
Authorized signature: *Kaher y Family* Date: 6/29/92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1

Joan R. McMahon	FRS-1	W/C	6-22-92
DED DEPRM RP STP TE			
✓	BBC Associates	511	N/C
DED DEPRM RP STP TE			
✓	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512	N/C
DED DEPRM RP STP TE			
✓	Fox Chevrolet, Inc.	513	N/C
DED DEPRM RP STP TE			
✓	Covenant of Grace Presbyterian Church	515	N/C
DED DEPRM RP STP TE			
✓	Frederick J. And Michelle Y. Burgesen	517	N/C
DED DEPRM RP STP TE			
✓	David Marc And Paul C.S. Rosen	518	N/C
DED DEPRM RP STP TE			
✓	David W. And Debra L. Gordon	519	N/C
DED DEPRM RP STP TE			
✓	Raymond F. And Nancy A. Plum	520	W/C
DED DEPRM RP STP TE			
✓	Sebastian T. Rosellini	521	N/C
DED DEPRM RP STP TE			
✓	Michael And Virginia Myers	522	N/C
DED DEPRM RP STP TE			

Development Review Committee Response Form  
Authorized signature: *W. Carl Richards Jr.* Date: 6-29-92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1

Joan R. McMahon	FRS-1	6-22-92	In process
DED DEPRM RP STP TE			
✓	BBC Associates	511	In process
DED DEPRM RP STP TE			
✓	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512	NO COMMENTS
DED DEPRM RP STP TE			
✓	Fox Chevrolet, Inc.	513	In process
DED DEPRM RP STP TE			
✓	Covenant of Grace Presbyterian Church	515	NO COMMENTS
DED DEPRM RP STP TE			
✓	Frederick J. And Michelle Y. Burgesen	517	In process
DED DEPRM RP STP TE			
✓	David Marc And Paul C.S. Rosen	518	NO COMMENTS
DED DEPRM RP STP TE			
✓	David W. And Debra L. Gordon	519	NO COMMENTS
DED DEPRM RP STP TE			
✓	Raymond F. And Nancy A. Plum	520	In process
DED DEPRM RP STP TE			
✓	Sebastian T. Rosellini	521	NO COMMENTS
DED DEPRM RP STP TE			
COUNT 10			
Douglas R. Small	499	6-8-92	In process
DEPRM			







County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180  
Hearing Room -  
Room 48, Old Courthouse  
400 Washington Avenue  
January 15, 1993

NOTICE OF ASSIGNMENT  
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND  
SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE  
IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO  
POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF  
SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH  
RULE 2(c). COUNTY COUNCIL BILL NO. 39-79.  
CASE NO. 92-485-XA SEBASTIAN T. ROSSELLI  
NW/4 Harford Road, 97' ± from  
C/L Linwood Ave. (7918 Harford Road)  
9th Election District  
6th Councilmanic District  
SE-outdoor adv. 'g sign in B.L. zone;  
VAR-sign 10' from front property line  
in lieu of req. 'd 20'  
10/9/92 - E.C.'s Order DENYING Petitions.

ASSIGNED FOR: THURSDAY, MAY 13, 1993 AT 10:00 a.m.

cc: Fred M. Lauer, Esquire-Counsel for Petitioner/Appellant  
Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer

Mr. John J. Connelly  
People's Counsel for Baltimore County  
Public Services  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of Zoning Administration  
Lindalee M. Kussmaul  
Legal Secretary

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
AND VARIANCE :  
NW/4 Harford Rd., 97' ± from : OF BALTIMORE COUNTY  
C/L Linwood Ave. (7918 Harford :  
Rd.), 9th Election District : Zoning Case No. 92-485-XA  
6th Councilmanic District :  
SEBASTIAN T. ROSSELLI, Petitioner :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notices should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County  
Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 10th day of February, 1993, a copy of  
the foregoing Entry of Appearance was mailed to Fred Lauer, Esquire, 3001  
Remington Ave., Baltimore, MD 21211; Robert W. Schoffer, 3020 Lavender  
Ave., Baltimore, MD 21234; John J. Connelly, 3052 Oak Forest Dr., Baltimore,  
MD 21234; and Parkville Community Assn., 7807 Clarkworth Pl., Parkville,  
MD 21234-5807.

Phyllis Cole Friedman  
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director /ZADM DATE: May 28, 1993  
FROM: Kathleen C. Weidenhammer  
County Board of Appeals  
SUBJECT: Closed File: Case No. 92-485-XA /Sebastian T. Rosselli

As no further appeals have been taken regarding the subject  
matter, we have closed the file and are returning same to you  
herewith.

Attachment



County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 6, 1993

Fred M. Lauer, Esquire  
Penn Advertising of Baltimore, Inc.  
P.O. Box 4868  
Baltimore, MD 21211

RE: Case No. 92-485-XA  
Sebastian T. Rosselli

Dear Mr. Lauer:

Enclosed please find a copy of the final Order of Dismissal  
issued this date by the County Board of Appeals of Baltimore County  
in the subject matter.

Sincerely,

Kathleen C. Weidenhammer  
Kathleen C. Weidenhammer  
Administrative Assistant

encl

cc: Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer  
Mr. John J. Connelly  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director /ZADM

1/15/93 - Following parties notified of hearing set for May 13,  
1993 at 10:00 a.m.:

Fred M. Lauer, Esquire  
Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer  
Mr. John J. Connelly  
People's Counsel for Baltimore County  
Public Services  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon

4/01/93 -Ltr dtd 3/30/93 received from F. Lauer, Esquire, counsel for Penn Adv. --  
Appellant, requesting withdrawal of appeal and dismissal. Order to be  
issued.

Penn Adv.  
PENN ADVERTISING OF BALTIMORE, INC.

June 22, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County  
Office of Zoning Administration  
and Development Management  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case #92-485-XA (Item 521)

Dear Mr. Schmidt,

The above mentioned case has been scheduled public hearing on  
July 29, 1992 at 2:00 p.m. Due to a previous commitment, I will be  
out of town and not able to attend that hearing. I would request  
that the hearing date be changed to the next available date. I  
apologize for any inconvenience this may cause you or your office.

Very truly yours,

Fred M. Lauer  
Fred M. Lauer, esq.

FML:km

cc: Mr. Sebastian T. Rosselli  
Mr. William P. Monk  
Mr. James W. Fisher, II

RECEIVED  
JUN 24 1992  
ZONING OFFICE

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

Penn Adv.  
PENN ADVERTISING OF BALTIMORE, INC.

September 16, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County Government  
Office of Planning and Zoning  
Suite 113 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

This is in reference to the petition for special exception and  
zoning variance heard on August 7, 1992, Case No. 92-485-XA. I  
have reviewed the memorandum you forwarded from Phyllis Taylor,  
Revitalization Coordinator, Baltimore County Department of Economic  
Development in regard to the above mentioned case. The following  
comments are provided on behalf of the petitioner addressing the  
issues and concerns raised by Ms. Taylor.

1. The Parkville Revitalization Plan and Business Association do  
not oppose this billboard.

Throughout the memorandum, there are several references to the  
business community opposing this billboard. Further, there is  
a statement that "the Department of Economic Development has  
been working with the Business Association in the Parkville  
Revitalization District for a number of years." If the  
business community is so concerned about this billboard, why  
wasn't a letter of opposition or testimony given at the  
public hearing from that business association? Further, if  
the Department has been working for years with the business  
community and billboards are undesirable, why isn't such a  
restriction part of the plan for the Revitalization Area?  
Surely, Ms. Taylor is familiar with the process for  
restricting development in revitalization areas and the  
Business Association was aware of the hearing on August 7,  
1992.

2. Public Efforts also need Private Investment.

Ms. Taylor outlined the public efforts which will take place  
to enhance Parkville's commercial area. As you are aware  
public improvements are designed to encourage private  
investment. In this economy, private businesses are looking  
for ways to advertise to direct customers to their shops.  
Further, businesses are looking to survive this recession.

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

Penn Adv.  
PENN ADVERTISING OF BALTIMORE, INC.

October 19, 1992

To: Mr. Arnold Jablon  
Director of Zoning, Administration,  
and Development Management  
Baltimore County Government  
Office of Planning and Zoning  
Suite 113 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case No 92-485-XA  
Penn Advertising of Baltimore, Inc. Petitioner  
Sebastian T. Rosselli, Legal Owner  
Petitions for Special Exception  
and Zoning Variance  
7918 Harford Road

Please enter an appeal in the above captioned proceeding on behalf  
of Penn Advertising of Baltimore, Inc. regarding the denial of the  
Zoning Commissioner of this application for a special exception and  
variance.

Enclosed is a check for \$460 which covers the appeal costs and the  
sign posting fees.

Thank you for your attention in this matter. Please let me know if  
additional information is necessary.

Very truly yours,

Fred M. Lauer  
Fred M. Lauer, esq.

FML:km

cc: Mr. James W. Fisher II  
Ms. Donna Hayward  
Mr. Sebastian Rosselli

RECEIVED  
OCT 21 1992  
ZONING OFFICE

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820



**Penn Adv.**

PENN ADVERTISING OF BALTIMORE, INC.

March 30, 1993

Baltimore County Board of Appeals  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, MD 21204

Re: Petition for Special Exception and Variance No. 92-485 XA  
Harford Road, 97 ft. from Linwood Avenue; Case No. 92-485 XA

Dear Board:

Please be advised that Penn Advertising of Baltimore, Inc. would request that its appeal in the above mentioned case be withdrawn. After review of the file, case law and other discussions, we have decided not to pursue this location any further.

A copy of this letter of withdrawal will be sent to all parties of record. Thank you for your consideration.

Very truly yours,

*Fred M. Lauer*

Fred M. Lauer, esq.  
Counsel for Penn Advertising

cc: Ms. Phyllis Cole Friedman  
Mr. Peter Max Zimmerman  
Mr. Robert W. Schaffer  
Mr. John J. Connelly  
Mr. William Monk  
Mr. John Erdman  
Mr. Sebastian T. Rosselli  
Mr. P. David Fields  
Parkville Community Association  
Mr. James W. Fisher, II  
Ms. Donna Hayward

FML/sad

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

**Erdman and Associates, Inc.**  
Consulting Engineers

JOHN W. ERDMAN, P.E.

EDUCATION  
BES - Civil Engineering - 1959  
Johns Hopkins University  
Traffic Engineering Short Courses - 1964  
Northwestern University  
Professional Program in Urban Transportation -  
1971 Carnegie-Mellon University

REGISTRATION  
Professional Engineer - Maryland and Delaware  
PROFESSIONAL AFFILIATIONS  
Institute of Transportation Engineers  
National Society of Professional Engineers  
American Society of Civil Engineers  
Maryland Society of Professional Engineers

EXPERIENCE  
Mr. Erdman has responsibility for all Transportation Planning and Traffic Engineering Services of the Firm. The Firm provides specialized Traffic Engineering and Transportation Planning services to public and private clients. Mr. Erdman brings over thirty-two (32) years of personal experience in these fields to the tasks to be undertaken for those clients.

Mr. Erdman has testified as an expert witness over 200 times before the Zoning Authorities or Appeals Boards in Anne Arundel, Baltimore, Charles, Harford, Howard, and Montgomery Counties. His expert testimony has often been reviewed by the Circuit Court.

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for the Department's Transportation Planning functions within the City of Baltimore.

Mr. Erdman left that agency in 1980 to manage the Transportation and Traffic Engineering Group of a major consulting firm. His responsibilities included traffic system designs with particular emphasis on designing operational improvements to accommodate increased traffic flow and to provide enhanced safety.

**WILLIAM MONK, INC.**

PLANNING - LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS, SUITE B-7  
222 BOSLEY AVENUE, TOWSON, MD 21204

LETTER OF TRANSMITTAL

TO: BALTIMORE COUNTY  
ZADAM

DATE	6/1/92	OUR JOB NO.	521
FILE NO.		YOUR JOB NO.	
ATTENTION			
	7018 HARFORD ROAD		
	SPEL EX & VARIANCE APP		
	BALTO CO, MD		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
12		DRILLS	
3		SPEL EX FORMS	
3		VARIANCE FORMS	
1		ZONING MAP	
1		LETTER #550 CO	
3		ZONING PROPOSED IMPROVEMENTS	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☒ As requested ☐ Submit \_\_\_\_\_ copies for distribution  
☐ For your use ☐ Resubmit \_\_\_\_\_ copies for approval ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐  
☐ FOR BIDS DUE \_\_\_\_\_ 19\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED: *William Monk*

If enclosures are not so noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*Bill Monk*  
*Donna Hayward*  
*John Erdman*

ADDRESS  
*2122 Daisy Ave*  
*Suite B-7*  
*Towson MD 21204*  
*301 Remington Ave*  
*Balto, Md 21211*  
*Erdman and Associates*

PROTESTANT(S) SIGN-IN SHEET

NAME  
*Robert W. Schaffer*  
*John J. Connelly*  
*Interested party*

ADDRESS  
*3020 Landon Ave 21234*  
*3052 Oak Laurel Dr 21234*

**BALTIMORE COUNTY BUSINESSES  
USING OUTDOOR**

A & M Jewelers  
ADT  
All Star Video  
Allstate Insurance Co.  
Associated Catholic Charities  
Baltimore School of Cosmetology  
Baltimore RV Show  
Baltimore County Travel  
Barbara Business Systems  
Beal GMC  
Bell Atlantic  
Blake Realty  
Bob Bell Chevrolet  
Bretton Woods  
CareFirst  
Carpet Land, Inc.  
Century 21  
Charles Nusinov & Sons  
Cockeysville Schwinn  
Cohen, Snyder, McClellan, Eisenberg & Katzenberg, P.A.  
Columbia Freestate  
Comcast  
Dormans Lighthouse  
Dundalk Community College  
Dunfield Apartments  
Easpoint Mall  
Essex Elks Lodge #1866  
First National Bank  
Frank Moran & Sons  
Garon's Ethan Allen Galleries  
Gentleman's Quarters  
Greater Baltimore Board of Realtors  
Greetings & Readings  
Hamburgers  
Hardees Food Systems  
Heat Pump Association  
Hechingers  
Henderson Webb  
Hohne Pool & Spa  
Home Builders Association  
Home Exterminator  
Jay Perkin's Golf  
Jewish Charities  
Judy's Wave Length

**FACT SHEET**

PENN ADVERTISING OF BALTIMORE - BALTIMORE COUNTY

NUMBER OF EMPLOYEES (FULL AND PART TIME): 55

ANNUAL BUDGET: approx. \$10,500,000.

ANNUAL PAYROLL: approx. \$1,800,000.

TOTAL LEASES BALTIMORE COUNTY: 77

ANNUAL PAYMENTS TO BALTIMORE COUNTY PROPERTY OWNERS: \$96,463.00

NUMBER OF FACES IN BALTIMORE COUNTY:

1980 - 331

1991 - 227

TOTAL FACES LOST IN BALTIMORE COUNTY 1980-1991:

104 (33% INVENTORY)

NUMBER OF BALTIMORE COUNTY LOCATIONS:

1980 - 189

1991 - 130

NUMBER OF BALTIMORE COUNTY BUSINESSES USING PENN ADVERTISING IN  
LAST TWO YEARS: 88

ESTIMATED ANNUAL PUBLIC SERVICE CONTRIBUTION: \$1,320,000.  
9% OF INVENTORY





**Erdman and Associates, Inc.**  
Consulting Engineers

JOHN W. ERDMAN, P.E.

**EDUCATION** BES - Civil Engineering - 1959  
Johns Hopkins University  
Traffic Engineering Short Courses - 1964  
Northwestern University  
Professional Program in Urban Transportation -  
1971 Carnegie-Mellon University

**REGISTRATION** Professional Engineer - Maryland and Delaware

**PROFESSIONAL AFFILIATIONS** Institute of Transportation Engineers  
National Society of Professional Engineers  
American Society of Civil Engineers  
Maryland Society of Professional Engineers

**EXPERIENCE** Mr. Erdman has responsibility for all Transportation Planning and Traffic Engineering Services of the Firm. The Firm provides specialized Traffic Engineering and Transportation Planning services to public and private clients. Mr. Erdman brings over thirty-two (32) years of personal experience in these fields to the tasks to be undertaken for those clients.

Mr. Erdman has testified as an expert witness over 200 times before the Zoning Authorities or Appeals Boards in Anne Arundel, Baltimore, Charles, Harford, Howard, and Montgomery Counties. His expert testimony has often been reviewed by the Circuit Court.

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for the Department's Transportation Planning functions within the City of Baltimore.

Mr. Erdman left that agency in 1980 to manage the Transportation and Traffic Engineering Group of a major consulting firm. His responsibilities included traffic system designs with particular emphasis on designing operational improvements to accommodate increased traffic flow and to provide enhanced safety.

*Ref 12*

## Literature Search

### Effect of Outdoor Advertising Signs on Safety

*Ref 13*

Prepared by: **Erdman and Associates, Inc.**  
August 7, 1992

Parkville Community Ass.  
7807 Clarkworth Place  
Parkville, MD. 21234-5807

7/6/92  
10 p.m.

July 23, 1992

Arnold Jablon  
Zoning Board  
111 West Chesapeake Ave.  
Towson, Maryland 21204



Subject: Zoning Hearing, Case: #92-485-2A

Dear Mr. Jablon:

The Parkville Community Association has learned of the proposed illuminated 12 by 25 foot advertising sign petitioned to be erected near the intersection of Harford and Linwood roads. Although our association will be represented at the hearing scheduled for August 7th, we would like to express our concerns about the sign.

As an association, we are committed to the revitalization of not only the residences of Parkville, but the business district as well. We are concerned about the congestion of business signs in the area and feel the sign will detract from the appearance of what to improve. We are also worried about the possible traffic problems that may occur since the sign would be so close to a traffic light. Visibility of the traffic light by motorists is especially important for the safety of pedestrians crossing such a heavily traveled road.

We have also contacted the Planning Board and several merchants in the area concerning the sign. Both concur that the area is unsuitable for such a sign.

Therefore, it is the opinion of the Parkville Association that the variance for an outdoor advertising sign (case #92-485-2A) should not be permitted.

Thank you for your time, and consideration.

**RECEIVED**  
JUL 27 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bayley Avenue, Towson, MD 21204

**MEMORANDUM**

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 29, 1992

SUBJECT: 7918 Harford Road

**INFORMATION:**

Item Number: 521

Petitioner: Penn Advertising of Baltimore, Inc.

Property Size: 0.20 acres

Zoning: BI-CDC

Requested Action: Special Exception, Variance

Hearing Date: / /

*Ref No 2*

**SUMMARY OF RECOMMENDATIONS:**

The petitioner is requesting a special exception for one single faced illuminated 12'x25' advertising sign and a variance to allow the sign to be located 10 feet from the front property line in lieu of the required 20 feet.

The Office of Planning and Zoning recommends **REVIEW** of the petitioner's request for a special exception to allow an outdoor advertising sign.

This site is located in the Parkville Revitalization Area. The Baltimore County Master Plan 1989-2000 indicates that beautification of this area is of prime importance. (See attached) Billboards are detrimental to beautification efforts because they detract from a community's appearance. Part of the solution to beautifying these revitalization areas is to recommend **REVIEW** of special exceptions and variances for outdoor advertising signs. In addition, many other businesses are adjacent to this site on both sides of Harford Road and each has their own business signs displayed, creating an abundance of signs in this vicinity. In short, a billboard at this particular location would increase sign clutter and violate the guidelines of the Master Plan to beautify this corridor.

Prepared by: \_\_\_\_\_

Division Chief: *Eric M. Ruff*

FM:da



**NOTES:**

1. EXISTING ZONING: BL-CCC
  2. PROPOSED ZONING: BL-CCC
  3. GROSS LOT AREA: 0.20 AC +/-, (8,788 SQ. FT. +/-)
  4. NET LOT AREA: 0.18 AC +/-, (8,125 SQ. FT. +/-)
  5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
  6. VARIANCE: TO PERMIT A 10' SIGN SETBACK IN LIEU OF THE REQUIRED 20' SETBACK (SEE # 17)
  7. EXISTING USE: RETAIL/OFFICE BUILDING
  8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
  9. PREVIOUS ZONING HEARINGS: NONE
  10. CRG PLANS: NONE
  11. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
  12. DEED REFERENCE: 6883/306
  13. TAX MAP: 81, GRID: 2, PARCEL: 853
  14. CENSUS TRACT: 4921.01
  15. ELECTION DISTRICT NO. 9
  16. COUNTY COUNCIL DISTRICT NO. 6
  17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- |       | REQUIRED      | PROVIDED |
|-------|---------------|----------|
| FRONT | 20' (SEE #17) | 10' +/-  |
| SIDE  | 0'            | 5' +/-   |
| REAR  | 0'            | 12' +/-  |
17. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE
- |                              |         |
|------------------------------|---------|
| EXISTING BUILDING (#7918)    | 10 FEET |
| EXISTING REPAIR SHOP (#7920) | 30 FEET |
|                              | 40 FEET |
| AVERAGE SETBACK              | 20 FEET |
18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
  19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
  20. THERE ARE NO EXISTING FREESTANDING SIGNS LOCATED ON THE PROPERTY.
  21. ZONING NOTES: OUTDOOR ADVERTISING SIGN
- SECTION 413.3 (BC2R)
- A. TOTAL SURFACE AREA OF SIGN = 300 S.F. (SEE DETAIL)
  - B. N/A
  - C. N/A
  - D. SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS INVOLVING A DUAL HIGHWAY OR WITHIN 50 FEET OF ANY OTHER INTERSECTION.
  - E. 100% OF THE STREET FRONTAGE (HARFORD ROAD BETWEEN PARK TERRACE AND LINWOOD AVENUE) IS COMMERCIALLY DEVELOPED AS FOLLOWS:
- |                                 |          |
|---------------------------------|----------|
| EXISTING RETAIL/OFFICE BUILDING | 120' +/- |
| EXISTING REPAIR SHOP            | 100' +/- |
| TOTAL                           | 220' +/- |
- PERCENT COMMERCIAL  $220/220 \times 100 = 100\%$
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
  - G. N/A
  - H. N/A
  - I. N/A
- SECTION 413.5 (BC2R)
- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE. (SEE ELEVATION)
  - B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
  - C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
  - D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
  - E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.

ZONED D.R. 5.5  
ZONED BL-CCC

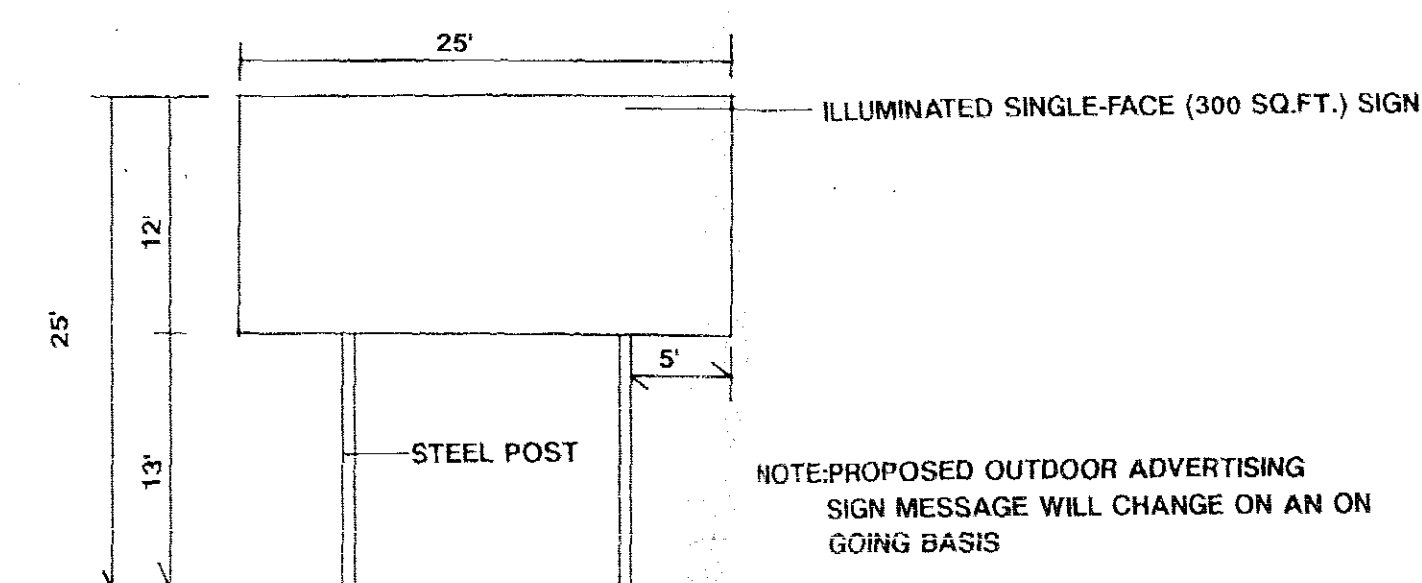
PROPOSED OUTDOOR  
ADVERTISING SIGN

VARIANCE  
REQUESTED

HARFORD  
ROAD

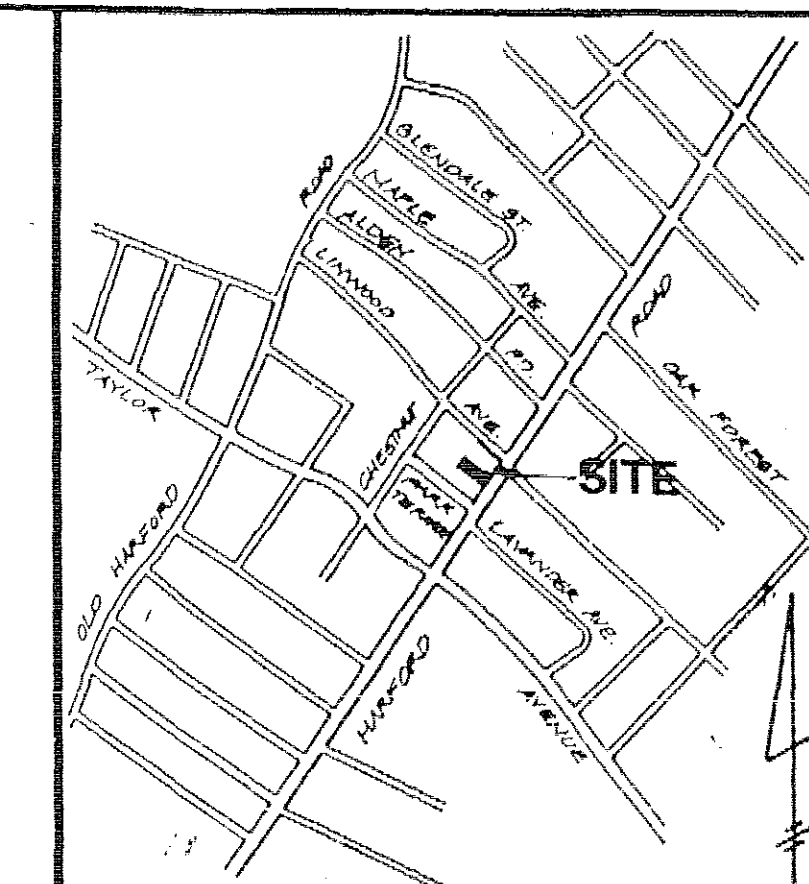
ZONED D.R. 5.5

ZONED BL-CCC  
ZONED BL



PROPOSED OUTDOOR ADVERTISING SIGN

SCALE: 1" = 10'



APPLICANT:  
PENNY ADVERTISING OF BALTIMORE, INC.  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

PLAN TO ACCOMPANY SPECIAL EXCEPTION  
AND VARIANCE APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 BOSLEY AVENUE, SUITE B-7  
BALTIMORE, MARYLAND 21204  
(410) 594-9331

DATE: 4/16/1992  
REV: 6/1/1992  
JOB NO: 9231  
SCALE: 1" = 20'

92-485-XA

521

Ref's No 1







0

E

22"

17"

11"

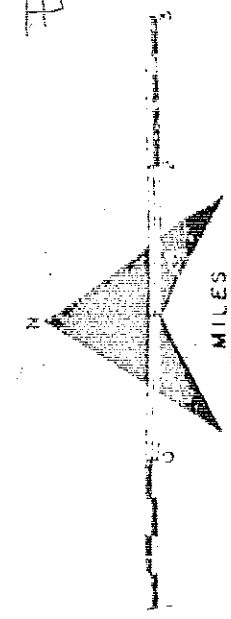
8.5"

OLL  
RTY

# COMMERCIAL MOTORWAYS

CLASS I COMMERCIAL MOTORWAY  
CLASS II COMMERCIAL MOTORWAY  
FREEWAYS AND EXPRESSWAYS  
OTHER SELECTED ROADS

EXHIBIT 9



BALTIMORE COUNTY

MAY 3, 1958  
MARYLAND

OFFICIAL MAP ADOPTED UNDER BILL  
NO. 23, 1968. EFFECTIVE DATE:

JUNE 29, 1968

HARFORD COUNTY

BALTIMORE  
CITY

HARD COUNTY

ANNE ARUNDEL  
COUNTY

Map of Baltimore County, Maryland, prepared by  
Baltimore County Planning Board  
Baltimore County Planning Board  
Baltimore County Planning Board

E

0

22"

17"

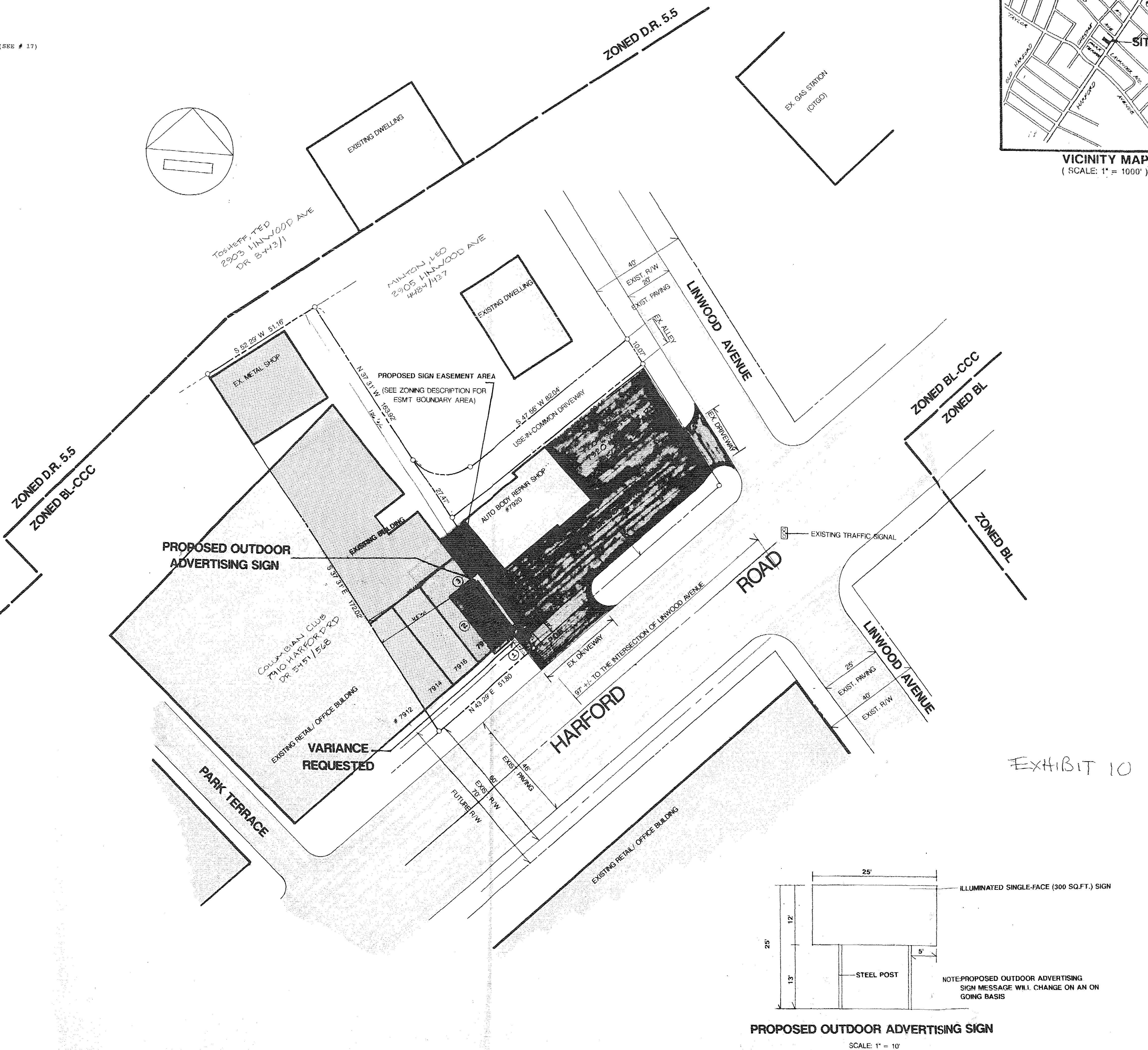


**NOTES:**

1. EXISTING ZONING: BL-CCC
  2. PROPOSED ZONING: BL-CCC
  3. GROSS LOT AREA: 0.20 AC +/-, (8,788 SQ. FT. +/-)
  4. NET LOT AREA: 0.18 AC +/-, (8,125 SQ. FT. +/-)
  5. SPECIAL EXCEPTION: TO PERMIT A FREE STANDING ILLUMINATED OUTDOOR ADVERTISING SIGN
  6. VARIANCE: TO PERMIT A 10' SIGN SETBACK IN LIEU OF THE REQUIRED 20' SETBACK (SEE # 17)
  7. EXISTING USE: RETAIL/OFFICE BUILDING
  8. PROPOSED USE: OUTDOOR ADVERTISING SIGN
  9. PREVIOUS ZONING HEARINGS: NONE
  10. CRG PLANS: NONE
  11. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
  12. DEED REFERENCE: 6883/306
  13. TAX MAP: 81, GRID: 2, PARCEL: 853
  14. CENSUS TRACT: 4921.01
  15. ELECTION DISTRICT NO. 9
  16. COUNTY COUNCIL DISTRICT NO. 6
  17. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)
- |       | REQUIRED      | PROVIDED |
|-------|---------------|----------|
| FRONT | 20' (SEE #17) | 10' +/-  |
| SIDE  | 0'            | 3' +/-   |
| REAR  | 0'            | 12' +/-  |
18. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE
- |                              |         |
|------------------------------|---------|
| EXISTING BUILDING (#7918)    | 10 FEET |
| EXISTING REPAIR SHOP (#7920) | 30 FEET |
|                              | 40 FEET |
| AVERAGE SETBACK              | 20 FEET |
19. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
  20. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
  21. THERE ARE NO EXISTING FREESTANDING SIGNS LOCATED ON THE PROPERTY.
  22. ZONING NOTES: OUTDOOR ADVERTISING SIGN
- SECTION 413.3 (BC2R)
- A. TOTAL SURFACE AREA OF SIGN = 300 S.F. (SEE DETAIL)
  - B. N/A
  - C. N/A
  - D. SIGN IS NOT LOCATED WITHIN 100 FEET OF ANY STREET INTERSECTIONS INVOLVING A DUAL HIGHWAY OR WITHIN 50 FEET OF ANY OTHER INTERSECTION.
  - E. 100% OF THE STREET FRONTAGE (HARFORD ROAD BETWEEN PARK TERRACE AND LINWOOD AVENUE) IS COMMERCIALLY DEVELOPED AS FOLLOWS:
- |                                 |          |
|---------------------------------|----------|
| EXISTING RETAIL/OFFICE BUILDING | 120' +/- |
| EXISTING REPAIR SHOP            | 100' +/- |
| TOTAL                           | 220' +/- |
- PERCENT COMMERCIAL  $220/220 \times 100 = 100\%$
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
  - G. N/A
  - H. N/A
  - I. N/A

**SECTION 413.5 (BC2R)**

- A. THE SURFACE AREA OF THE PROPOSED SIGN INCLUDES THE ENTIRE FACE. (SEE ELEVATION)
- B. THE SIGN DOES NOT PROJECT INTO THE STREET RIGHT-OF-WAY.
- C. THIS SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
- D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
- E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.



**PLAN TO ACCOMPANY SPECIAL  
EXCEPTION APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND**

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 ROSLEY AVENUE, SUITE B-7  
BALTIMORE, MARYLAND 21201  
(410) 494-8531

APPLICANT:  
PENW ADVERTISING OF BALTIMORE, INC.  
3301 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 4/16/1992  
REV: 6/1/1992  
JOB NO: 9231  
SCALE: 1" = 20'



**NOTES:**

1. EXISTING ZONING: BL-CCC
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6. EXISTING USE: RETAIL/OFFICE BUILDING
7. PROPOSED USE: OUTDOOR ADVERTISING SIGN
8. PREVIOUS ZONING HEARINGS: NONE
9. CRG PLANS: NONE
10. OWNERSHIP INFORMATION: SEBASTIAN T. ROSSELLI  
1502 DULANEY VALLEY ROAD  
LUTHERVILLE, MD 21093
11. DEED REFERENCE: 6883/306
12. TAX MAP: 81, GRID: 2, PARCEL: 853
13. CENSUS TRACT: 4921.01
14. ELECTION DISTRICT NO. 9
15. COUNTY COUNCIL DISTRICT NO. 6
16. SETBACK REQUIREMENTS (PROPOSED SIGN LOCATION)

	REQUIRED	PROVIDED
FRONT	20' (SEE # 17)	10' +/-
SIDE	0'	3' +/-
REAR	0'	12' +/-

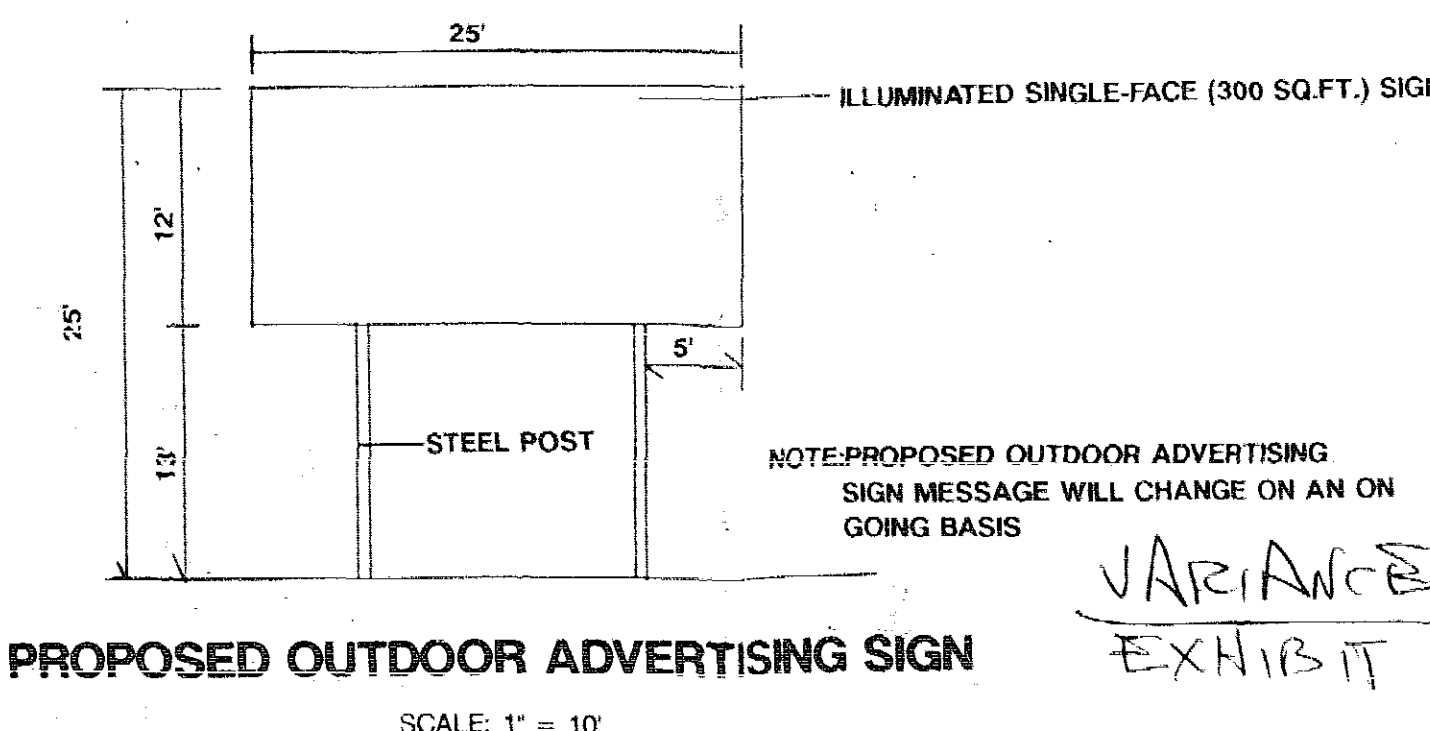
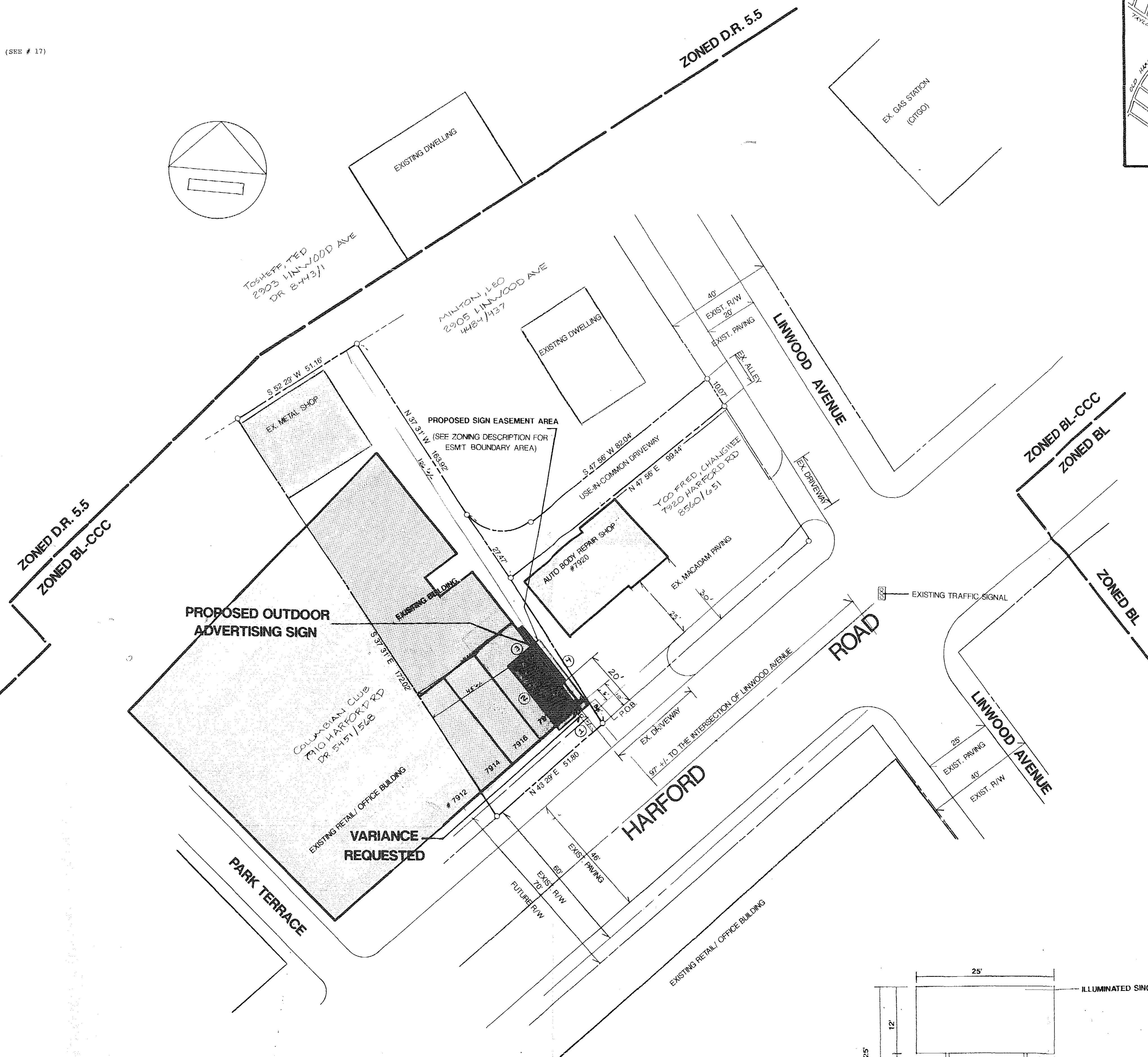
17. FRONT SETBACK AVERAGING COMPUTATIONS FROM EXISTING R/W LINE

EXISTING BUILDING (#7918)	30 FEET
EXISTING REPAIR SHOP (#7920)	30 FEET
	40 FEET
AVERAGE SETBACK	20 FEET

18. PARKING NOTE: PROPOSED SIGN LOCATION WILL NOT INTERFERE WITH ANY EXISTING PARKING SPACES/LOADING AREAS.
19. UTILITIES: SITE IS SERVED BY EXISTING PUBLIC UTILITIES
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21. ZONING NOTES: OUTDOOR ADVERTISING SIGN

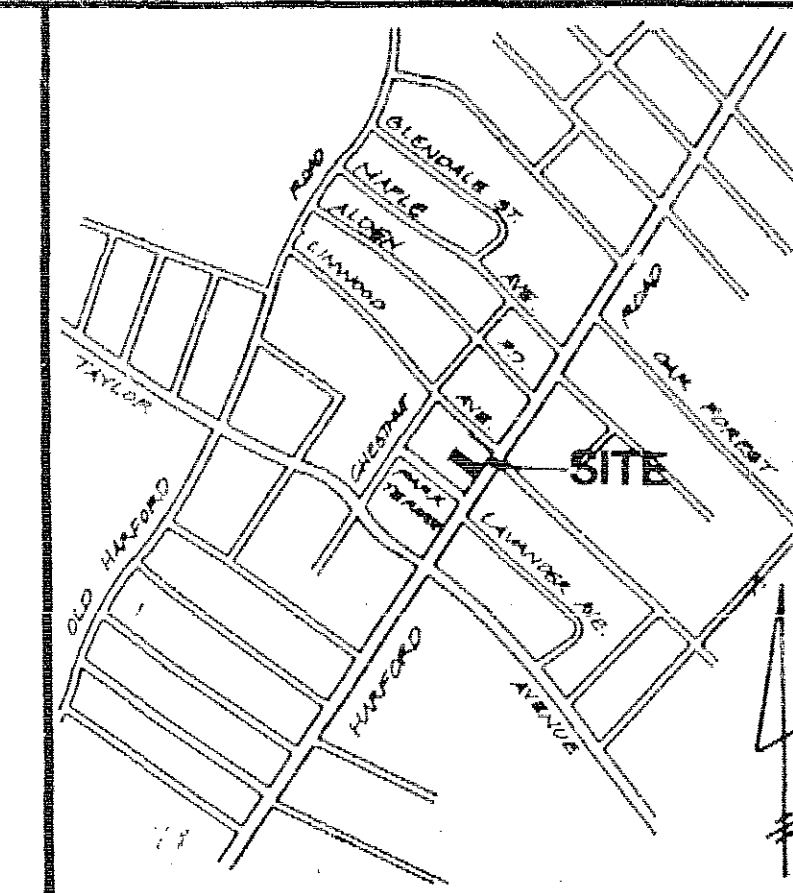
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|---------------------------------|----------|
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| EXISTING REPAIR SHOP            | 100' +/- |
| TOTAL                           | 220' +/- |
- PERCENT COMMERCIAL  $220/220 \times 100 = 100\%$
- F. THERE ARE NO EXISTING OUTDOOR ADVERTISING SIGNS WITHIN 500 FEET OF THE PROPOSED SIGN LOCATION.
  - G. N/A
  - H. N/A
  - I. N/A

- SECTION 413.5 (BCZR)
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  - C. THE SIGN HAS BEEN LOCATED TO ALLOW CLEAR AND AMPLE VISUAL SIGHT LINES FROM ALL EXISTING DRIVEWAYS AND STREET INTERSECTIONS.
  - D. THE SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE THE LEVEL OF THE STREET (HARFORD ROAD).
  - E. THE SIGN WILL BE ILLUMINATED IN SUCH A WAY TO AVOID GLARE AND REFLECTION ONTO ADJACENT ROADS, ONCOMING VEHICLES OR ONTO ANY ADJACENT RESIDENTIAL PREMISES. LIGHTING WILL BE MOUNTED ON THE TOP OF THE SIGN AND AIMED DIRECTLY AT THE SURFACE OF THE SIGN.



PROPOSED OUTDOOR ADVERTISING SIGN

SCALE: 1" = 10'



VICINITY MAP  
(SCALE: 1" = 1000')

**PLAN TO ACCOMPANY SPECIAL  
EXCEPTION APPLICATION  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MARYLAND**

**WILLIAM MONK, INC.**  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
225 SOUTH BALTIMORE AVENUE, SUITE 6-7  
TOWSON, MARYLAND 21204  
(410) 494-8931

APPLICANT:  
PENNY ADVERTISING OF BALTIMORE, INC.  
3001 REMINGTON AVENUE  
BALTIMORE, MARYLAND 21211

DATE: 4/16/1992  
REV: 8/11/1992  
SHEET NO: 9231  
SCALE: 1" = 20'



521  
Petition for Special Exception  
92-485-XA  
to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for one (1) single faced illuminated 12' x 25' advertising (sign).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:  
Penn Advertising of Balto., Inc.  
(Type or Print Name)  
*Penn Advertising of Balto., Inc.*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney for Petitioner:  
Fred M. Lauer, Esq.  
(Type or Print Name)  
*Fred M. Lauer*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney's Telephone No.: (410) 235-8820

Legal Owner(s):  
Sebastian T. Rosselli  
(Type or Print Name)  
*Sebastian T. Rosselli*  
Signature  
(Type or Print Name)  
1502 Dulany Valley Road  
Address  
Lutherville, MD 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Monk  
222 Bosley Avenue, Ste B-7  
JOMSON, MD 21204  
Address  
Phone No.

NO REVIEW  
6-12-92 WCR



ESTIMATED LENGTH OF HEARING - 1/2 HR. + 1 HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVISED BY: DATE

June 9, 1992 521  
Petition for Variance  
92-485-XA  
to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.3(c) and 303.2 to allow an outdoor advertising sign to be located 10 feet from the front property line in lieu of the required 20 feet (based upon the averaging criteria).

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)  
Due to the location of the existing buildings and the height restrictions the sign will not be visible if placed any further back from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:  
Penn Advertising of Balto., Inc.  
(Type or Print Name)  
*Penn Advertising of Balto., Inc.*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney for Petitioner:  
Fred M. Lauer, Esq.  
(Type or Print Name)  
*Fred M. Lauer*  
Signature  
3001 Remington Avenue  
Address  
Baltimore, MD 21211  
City and State  
Attorney's Telephone No.: (410) 235-8820

Legal Owner(s):  
Sebastian T. Rosselli  
(Type or Print Name)  
*Sebastian T. Rosselli*  
Signature  
(Type or Print Name)  
1502 Dulany Valley Road  
Address  
Lutherville, MD 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Monk, Inc.  
222 Bosley Avenue, Suite B-7  
JOMSON, MD 21204  
Address  
Phone No.

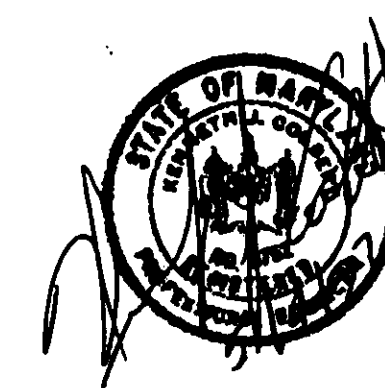
NO REVIEW  
6-12-92 WCR

521  
92-485-XA  
ZONING DESCRIPTION  
OUTDOOR ADVERTISING SIGN EASEMENT  
7918 HARFORD ROAD  
BALTIMORE COUNTY, MD

BEGINNING AT A POINT SOUTHERLY ALONG THE NORTHWEST SIDE OF HARFORD ROAD, 70 FEET WIDE, 97 FEET, MORE OR LESS, FROM THE CENTERLINE OF LINWOOD AVENUE, 40 FEET WIDE, AND 8.5 FEET, MORE OR LESS FROM THE BEGINNING OF THE NORTH 37 DEGREES, 31 MINUTES WEST, 163.92 FOOT LINE OF THE DEED TO SEBASTIAN T. ROSSELLI RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 6883, FOLIO 306; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 43 DEGREES 29 MINUTES WEST, 15 FEET
  2. NORTH 46 DEGREES 31 MINUTES WEST, 30 FEET
  3. NORTH 43 DEGREES 29 MINUTES EAST, 15 FEET
  4. SOUTH 46 DEGREES 31 MINUTES EAST, 30 FEET
- TO THE POINT OF BEGINNING.

CONTAINING 450 SQUARE FEET OF LAND, MORE OR LESS.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *Harford Rd* Date of Posting: *6/12/92*  
Posted for: *Sebastian T. Rosselli*  
Petitioner: *Sebastian T. Rosselli*  
Location of property: *7918 Harford Rd (7918) 97' from Harford Rd*  
Location of Sign: *Post on West side of property 7918 Harford Rd*  
Remarks: *None*  
Posted by: *Arnold Jablon* Date of return: *6/14/92*  
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD. *6/25*, 19 *92*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *6/25*, 19 *92*

THE JEFFERSONIAN.

*S. Zabo Orlov*

Publisher

*95.27*

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: 9-001-4150

Number

*92-485-XA*

Date

11/23/92

APPEAL FEES

120 - OF 6 - SPECIAL EXC. ORDER

140 - OF ALL OTHER ORDERS

150 - POSTING SIGNS / ADVERTISEMENTS

LAST NAME OF OWNER: ROSSELLI

04A048003MCHRC  
BA 0003129PM11-23-92 \$460.00  
Please Make Checks Payable To: Baltimore County

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: 9-001-4150  
Number

6/12/92

1920/521

PUBLIC HEARING FEES

020 - ZONING VARIANCE (OTHER)

050 - SPECIAL EXCEPTION

LAST NAME OF OWNER: ROSSELLI

04A048002MCHRC  
BA 0002159PM06-12-92 \$550.00  
Please Make Checks Payable To: Baltimore County

*92-485-XA*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: *7-10-92*

Penn Advertising of Baltimore, Inc.  
3001 Remington Avenue  
Baltimore, Maryland 21211

Re:  
CASE 92-485-XA (Item 521)  
7918 Harford Road, 97' (-/-) from c/l Linwood Avenue  
9th Election District - 6th Councilmanic  
Legal Owner(s): Sebastian T. Rosselli  
Petitioner/Lessee: Penn Advertising of Baltimore, Inc.  
HEARING: MONDAY, JULY 29, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that a *95.27* is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED TO THE DEPT. OF THE HEARING OR THE CASE SHALL NOT PROCEED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via money order to the Hearing Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Please the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is requested.

*Arnold Jablon*

Arnold Jablon  
Director

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 18, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE 92-485-XA (Item 521)  
7918 Harford Road, 97' (-/-) from c/l Linwood Avenue  
9th Election District - 6th Councilmanic  
Legal Owner(s): Sebastian T. Rosselli  
Petitioner/Lessee: Penn Advertising of Baltimore, Inc.  
HEARING: MONDAY, JULY 29, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Special Exception for one single-faced illuminated 12 foot by 25 foot advertising sign. Variance to allow an outdoor advertising sign to be located 10 feet from the front property line in lieu of the required 20 feet (based upon the averaging criteria).

*Arnold Jablon*  
Arnold Jablon  
Director

Zoning Commissioner of  
Baltimore County

cc: Sebastian T. Rosselli  
William P. Monk  
Penn Advertising of Baltimore, Inc./Fred M. Lauer, Esq.

NOTE: HEARINGS ARE UNRECORDED PROCEEDINGS. FOR OFFICIAL RECORDATION PLEASE CALL 887-3353.

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JULY 1, 1992

COPY

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-485-XA  
PETITIONER(S): Rosselli/Penn Advertising of Baltimore, Inc.  
LOCATION: 7918 Harford Road

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON JULY 29, 1992, HAS BEEN POSTPONED AT THE REQUEST OF FRED LAUER, ATTORNEY FOR PETITIONERS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Sebastian T. Rosselli  
William P. Monk  
Fred M. Lauer

AJ:ggg



JULY 6, 1992

**NOTICE OF POSTPONEMENT AND REASSIGNMENT**

CASE NUMBER: 92-485-XA  
PETITIONER(S): Rosellini/Penn Advertising of Baltimore, Inc.  
LOCATION: 7918 Harford Road

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON JULY 29, 1992, WAS  
POSTPONED AT THE REQUEST OF FRED LAUER, ATTORNEY FOR PETITIONERS.

THE NEW HEARING DATE IS AS FOLLOWS:

FRIDAY, AUGUST 7, 1992 at 9:00 a.m. in Rm. 106, County Office Building.

Arnold Jablon  
Director

cc: Sebastian T. Rosellini  
William P. Monk  
Fred M. Lauer

AJ:ggg

Fred M. Lauer, Esquire  
3001 Resington Avenue  
Baltimore, MD 21211

RE: Item No. 521, Case No. 92-485-XA  
Petitioner: Sebastian T. Rosellini  
Petition for Special Exception

Dear Mr. Lauer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this  
12th day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Sebastian T. Rosellini, et al

Petitioner's Attorney: Fred M. Lauer

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1			
✓	Joan R. McMahon	FRS-1	6-22-92 NC
DED DEPRM RP STP TE	BBC Associates	511	Comment
DED DEPRM RP STP TE	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512	Comment
DED DEPRM RP STP TE	Fox Chevrolet, Inc.	513	Comment
DED DEPRM RP STP TE	Covenant of Grace Presbyterian Church	515	NC
DED DEPRM RP STP TE	Frederick J. And Michelle Y. Burgesen	517	NC
DED DEPRM RP STP TE	David Marc And Paul C.S. Rosen	518	NC
DED DEPRM RP STP TE	David W. And Debra L. Gordon	519	NC
DED DEPRM RP STP TE	Raymond F. And Nancy A. Plum	520	NC
DED DEPRM RP STP TE	Sebastian T. Rosellini	521	NC
DED DEPRM RP STP TE	Michael And Virginia Myers	522	NC

BALTIMORE COUNTY  
DEPARTMENT OF ECONOMIC DEVELOPMENT  
**Memorandum**

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: Phyllis Taylor, Revitalization Coordinator

DATE: August 14, 1992

RE: Case #92-485-XA

The Department of Economic Development has been working with the Business Association in the Parkville Revitalization District for a number of years. In reference to Case #92-485-XA, the proposed illuminated billboard is not in keeping with our investment or the plan for the Revitalization Area.

On August 10 work began on a major streetscape project designed to revitalize and enhance Parkville's commercial area (just south of Taylor Avenue to Alden Avenue). The following will take place:

- Newly paved sidewalks and curbs with attractive landscaping and furniture (benches, trash receptacles)
- An expanded parking lot with additional spaces, new meters, better lighting and surrounding wall to diminish headlight glare.
- Pedestrian lighting designed to increase safety and give the area a softer look at night.
- A widened Harford Road with left turn lanes and traffic arrows at the Taylor Avenue intersection.
- New pedestrian crosswalks where Harford Road intersects Taylor Avenue, Linwood Avenue and Putty Hill.
- Renovations and enhancement of storefronts and properties along the commercial strip.
- Attractive road signs welcoming people to Parkville.

Page 2  
Mr. Lawrence Schmidt

August 14, 1992

Baltimore County has committed funds in excess of \$600,000 to cover the cost of construction for this streetscape project. The proposed outdoor advertising sign would create an adverse effect upon the unique property surrounding the proposed site and impact the surrounding residential properties as well. The billboard would not harmonize with the character and health of the area which is the primary function of Economic Development that we are working so hard to preserve.

The information provided at the earlier hearing demonstrates the concern of the community and business core who are not in favor of the proposal of a billboard. The property involved is located near the intersection of Linwood Avenue and Harford Road. There is congestion in this area and a proposed 12' x 25' foot illuminated billboard would dwarf the subject site by its size and illumination.

There is also congestion surrounding the site mainly due to the nature of tenant mix. The "alley-way" between the Hair Salon and Shannahan's Car Care Center is being used to park company vehicles and as an entrance to the barber shop portion of the salon.

One other factor that may be detrimental to the proposal of a billboard is that SEA has designated this intersection to have a flashing traffic signal between the hours of 11 p.m. and 6 a.m. A detail such as this could conceivably have a reverse effect on drivers noticing any signage due to a different concentration level of traffic and safety conditions.

In conclusion, upon rendering a decision please consider the position of the Department of Economic Development that this proposal represents a step backward for the \$600,000 plus streetscape enhancement project funded by the county to revitalize the commercial revitalization district in Parkville.

PT/vv

06/29/92

Development Review Committee Response Form  
Authorized signature: *Kaher y Family* Date: *6/29/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
Stonegate at Patapsco (Aerial Property)			6-1-92
90476 ZON DED	TE (Waiting for developer to submit plans first)		
COUNT 1			
Joan R. McMahon	FRS-1	W/C	6-22-92
DED DEPRM RP STP TE	BBC Associates	511	N/C
DED DEPRM RP STP TE	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512	N/C
DED DEPRM RP STP TE	Fox Chevrolet, Inc.	513	N/C
DED DEPRM RP STP TE	Covenant of Grace Presbyterian Church	515	N/C
DED DEPRM RP STP TE	Frederick J. And Michelle Y. Burgesen	517	N/C
DED DEPRM RP STP TE	David Marc And Paul C.S. Rosen	518	N/C
DED DEPRM RP STP TE	David W. And Debra L. Gordon	519	N/C
DED DEPRM RP STP TE	Raymond F. And Nancy A. Plum	520	W/C
DED DEPRM RP STP TE	Sebastian T. Rosellini		N/C
DED DEPRM RP STP TE	Michael And Virginia Myers	522	N/C

06/29/92

Development Review Committee Response Form  
Authorized signature: *Sebastian T. Rosellini* Date: *6-29-92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joan R. McMahon	FRS-1		6-22-92
DED DEPRM RP STP TE	BBC Associates	511	In process
DED DEPRM RP STP TE	Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman	512	NO COMMENTS
DED DEPRM RP STP TE	Fox Chevrolet, Inc.	513	In process
DED DEPRM RP STP TE	Covenant of Grace Presbyterian Church	515	NO COMMENTS
DED DEPRM RP STP TE	Frederick J. And Michelle Y. Burgesen	517	In process
DED DEPRM RP STP TE	David Marc And Paul C.S. Rosen	518	NO COMMENTS
DED DEPRM RP STP TE	David W. And Debra L. Gordon	519	NO COMMENTS
DED DEPRM RP STP TE	Raymond F. And Nancy A. Plum	520	In process
DED DEPRM RP STP TE	Sebastian T. Rosellini		NO COMMENTS
COUNT 10			
Douglas R. Small	499		6-8-92 In process

RECEIVED  
JUN 30 1992  
ZONING OFFICE





700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(410) 887-4500

JUNE 19, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: SEBASTIAN T. ROSSELLI

Location: 47918 HARFORD ROAD

Item No.: 521 (WCR) Zoning Agenda: JUNE 22, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*  
Planning Group  
Special Inspection Division

JP/KEK

RECEIVED  
JUN 22 1992

ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response  
Authorized signature

Date 7/1/92

Project Name Waiver Number Zoning Issue Meeting Date  
Joan R. McMahon FRS-1 6-22-92

DED DEPRM RP STP TE  
BBC Associates 511

DED DEPRM RP STP TE  
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512

DED DEPRM RP STP TE  
Fox Chevrolet, Inc. 513

DED DEPRM RP STP TE  
Covenant of Grace Presbyterian Church 515

DED DEPRM RP STP TE  
Frederick J. And Michelle Y. Burgesen 517

DED DEPRM RP STP TE  
David Marc And Paul C.S. Rosen 518

DED DEPRM RP STP TE  
David W. And Debra L. Gordon 519

DED DEPRM RP STP TE  
Raymond F. And Nancy A. Plum 520

DED DEPRM RP STP TE  
Sebastian T. Rosselli 521

DED DEPRM RP STP TE  
Michael And Virginia Myers 522

DED DEPRM RP STP TE

COUNT 11

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 29, 1992

SUBJECT: 7918 Harford Road

Item Number: 521

Petitioner: Penn Advertising of Baltimore, Inc.

Property Size: 0.20 acres

Zoning: BL-CCC

Requested Action: Special Exception, Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a special exception for one single faced illuminated 12'x25' advertising sign and a variance to allow the sign to be located 10 feet from the front property line in lieu of the required 20 feet.

The Office of Planning and Zoning recommends DENIAL of the petitioner's request for a special exception to allow an outdoor advertising sign.

This site is located in the Parkville Revitalization Area. The Baltimore County Master Plan 1989-2000 indicates that beautification of this area is of prime importance. (See attached) Billboards are detrimental to beautification efforts because they detract from a community's appearance. Part of the solution to beautifying these revitalization areas is to recommend DENIAL of special exceptions and variances for outdoor advertising signs. In addition, many other businesses are adjacent to this site on both sides of Harford Road and each has their own business signs displayed, creating an abundance of signs in this vicinity. In short, a billboard at this particular location would increase sign clutter and violate the guidelines of the Master Plan to beautify this corridor.

Prepared by: *[Signature]*

Division Chief: *[Signature]*

FM:rdn

RECEIVED  
JUL 7 1992

ZONING OFFICE

521.ZAC/ZAC1

Office of

this point and a comprehensive plan is needed to give direction to the revitalization efforts. In the interim, some minor improvement would make a significant impact. The commercial area appears to be historically healthy and the business association is active and eager to participate in revitalization efforts. At this time the most significant issues are deterioration of infrastructure, parking and traffic concerns, need for pedestrian amenities and beautification.

ACTIONS:

Short-Term

- develop village logo and begin to promote its widespread use
- reevaluate metered parking and no parking zones.
- clear up signage to reduce clutter and to provide adequate directional signage.
- provide additional pedestrian amenities, primarily waste receptacles, benches and telephones.
- reconfigure and beautify central parking area to serve as attractive focal point for the center of Parkville.
- conduct a comprehensive study of the area and formulate a plan to guide implementation of significant capital improvements in Parkville.

Long-Term

- assist the business association to market the area and to evaluate the most effective means of organizing their group.
- design and install streetscape improvements.
- develop design standards to encourage compatible development and redevelopment.

COMMERCIAL CORRIDOR IMPROVEMENTS

As indicated at several other points in this Master Plan, the primary function of arterial highways should be to accommodate the steady flow of through traffic rather than providing access to abutting properties. The Eastern Sector has its share of arterial highways compromised by strips of conflicting commercial development.

This development is in many cases a nuisance to adjoining residential areas. The alternative use, more commercial development, would merely compound the traffic and other conflicts.

Creative solutions to these design, land use and traffic situations are needed as much in the Eastern Sector as elsewhere in the County.

ISSUE: Belair Road

This four lane highway carries exceptionally heavy traffic along most of its seven miles through the Eastern Sector. Intense commercial development occupies much of its frontage, especially south of Joppa Road, but there are also many remaining residences and even some undeveloped land, particularly

of the traffic circulating in the area is forced to use Belair to the west to avoid the congestion for traffic, and increases the 40 miles per hour speed limit from the adjoining business massive road widening project cost more than \$21 million. The Beltway to Silver Spring

ACTIONS:

1. Because so many of the exist to the present curb line on the widening project are work with the State Highways corridor plan to identify along Belair Road. The widening Belair Road, and residences, relocation post dental uses negatively at assembly opportunities, w coordinated with the Harv planning and construction a
2. Pending the completion of continue to resist request Belair Road except in a clearly be in the public in appearance and traffic flow

ISSUE: Philadelphia Road

Originally the principal Philadelphia Road is principal mile segment of Philadelphia principally commercial a Northeastward, it is border including much open, undeve

The situation is expected ville Boulevard and the one within the Perry Hall - w land use patterns east of through the 1988 comprehensive Road will eventually have anticipated traffic. This

Roseville Boulevard west t made regarding the future. Plan should be completed i Process.

ACTION:

In cooperation with the Sta organizations and affected la corridor plan dealing with fu thoroughfare and intersection of subareas within the corridor

Appeal Checklist - Case No. 92-485-XA  
Page 2  
November 24, 1992

cc: Sebastian T. Rosselli  
1502 Dulaney Valley Road, Lutherville, MD 21093

Fred Lauer, Esquire - 3001 Remington Avenue, Baltimore, MD 21211

William Monk, 222 Bowley Avenue, Suite B-7, Towson, MD 21204

Robert W. Schaffer - 3020 Lavender Avenue, Baltimore, MD 21234

John J. Connelly - 3052 Oak Forest Drive, Baltimore, MD 21234

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
Lawrence E. Schmidt, Zoning Commissioner  
Timothy M. Kotroco, Deputy Zoning Commissioner  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, Director of ZADM  
Public Services

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 9, 1992

Fred M. Lauer, Esquire  
3001 Remington Avenue  
Baltimore, Maryland 21211

RE: Case No. 92-485-XA  
Penn Advertising of Baltimore, Inc., Petitioner  
Sebastian T. Rosselli, Legal Owner  
Petitions for Special Exception and Zoning Variance

Dear Mr. Lauer:

This is in reference to the above captioned case which was heard by this office on August 7, 1992.

Subsequent to that hearing, my office received a memorandum from the Baltimore County Department of Economic Development regarding the Petition. Kindly find enclosed a copy of that memorandum for your review. It has been this office's policy to accept all correspondence relative to any Petition for inclusion in the case file. However, particularly, since this comment is adverse to your Petition, I thought it appropriate that the enclosed copy be furnished. If you wish to offer any comment or be heard regarding this letter, I will provide you with the opportunity to do so. However, if not, I shall consider the case based upon all of the evidence and testimony presented.

Please contact me promptly if you do wish the opportunity to respond to the points raised within this memorandum.

Very truly yours,

*[Signature]*

Lawrence E. Schmidt

LES:mmm  
encl.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3333

November 24, 1992

Baltimore County Board of Appeals  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance  
7918 Harford Road, 97 ft. (+/-) from c/1 Linwood Avenue  
(7918 Harford Road)  
9th Election District, 6th Councilmanic District  
SEBASTIAN T. ROSSELLI - Petitioner  
Case No. 92-485-XA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 19, 1992 by Fred M. Lauer, attorney on behalf of the petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
*[Signature]*

Arnold Jablon - Director  
Zoning Administration and  
Development Management

AJ:car

cc: Sebastian T. Rosselli  
1502 Dulaney Valley Road, Lutherville, MD 21093

Fred Lauer, Esquire - 3001 Remington Avenue, Baltimore, MD 21211

William Monk - 222 Bowley Avenue, Suite B-7, Towson, MD 21204

Robert W. Schaffer - 3020 Lavender Avenue, Baltimore, MD 21234

John J. Connelly - 3052 Oak Forest Drive, Baltimore, MD 21234

People's Counsel - 400 Washington Avenue, Towson, MD 21204

APPEALS  
NOV 24 PM 33

APPEAL

Petition for Special Exception and Zoning Variance  
(NS/S Harford Road, 97 ft. (+/-) from c/1 Linwood Avenue  
(7918 Harford Road)  
9th Election District - 6th Councilmanic District  
SEBASTIAN T. ROSSELLI, PETITIONER  
Case No. 92-485-XA

Petition(s) for Special Exception and Zoning Variance

Description of Property

Certificate of Posting (None in file)

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Included with ZAC Comments)

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits:

1. Plan to accompany petition
2. Balto. Co. Businesses using Outdoor Signs
3. Fact Sheet for Penn Advertising
4. Photographs of adjacent land uses
5. Photographs of Harford Road view
6. Photographs of proposed sign location
7. 200 scale map - Zoning of Harford Road
8. Red-lined photographic map
9. Commercial Motorways
10. & 11. Plan to accompany SPX Appl.
12. Resume of John W. Erdman, P.E.
13. Literature Search of Effect of Outdoor Advertising Signs on Safety

Protestant's Exhibits:

1. Opposition letter from Parkville Community
2. Office of Planning's Comments

Zoning Commissioner's Order dated October 9, 1992 (Denied)

Notice of Appeal received on October 19, 1992 from Fred M. Lauer, attorney on behalf of the petitioner



County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180  
Hearing Room -  
Room 48, Old Courthouse  
400 Washington Avenue  
January 15, 1993

*W/O Ltr  
Appeal 4/16/93*

**NOTICE OF ASSIGNMENT**  
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL BILL NO. 39-79.  
CASE NO. 92-485-XA SEBASTIAN T. ROSSELLI  
NW/4 Harford Road, 97' ± from  
C/L Linwood Ave. (7918 Harford Road)  
9th Election District  
6th Councilmanic District  
SE-outdoor adv. 'g sign in B.L. zone;  
VAR-sign 10' from front property line  
in lieu of req. 'd 20'  
10/9/92 - E.C.'s Order DENYING Petitions.

**ASSIGNED FOR:** THURSDAY, MAY 13, 1993 AT 10:00 a.m.

cc: Fred M. Lauer, Esquire-Counsel for Petitioner/Appellant  
Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer

Mr. John J. Connelly  
People's Counsel for Baltimore County  
Public Services  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of Zoning Administration  
Lindalee M. Kussmaul  
Legal Secretary

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS  
AND VARIANCE :  
NW/4 Harford Rd., 97' ± from : OF BALTIMORE COUNTY  
C/L Linwood Ave. (7918 Harford :  
Rd.), 9th Election District : Zoning Case No. 92-485-XA  
6th Councilmanic District :  
SEBASTIAN T. ROSSELLI, Petitioner :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County  
*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 10th day of February, 1993, a copy of the foregoing Entry of Appearance was mailed to Fred Lauer, Esquire, 3001 Remington Ave., Baltimore, MD 21211; Robert W. Schoffer, 3020 Lavender Ave., Baltimore, MD 21234; John J. Connelly, 3052 Oak Forest Dr., Baltimore, MD 21234; and Parkville Community Assn., 7807 Clarkworth Pl., Parkville, MD 21234-5807.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director /ZADM DATE: May 28, 1993  
FROM: Kathleen C. Weidenhammer  
County Board of Appeals  
SUBJECT: Closed File: Case No. 92-485-XA /Sebastian T. Rosselli

As no further appeals have been taken regarding the subject matter, we have closed the file and are returning same to you herewith.

Attachment

County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 6, 1993

Fred M. Lauer, Esquire  
Penn Advertising of Baltimore, Inc.  
P.O. Box 4868  
Baltimore, MD 21211

RE: Case No. 92-485-XA  
Sebastian T. Rosselli

Dear Mr. Lauer:

Enclosed please find a copy of the final Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl

cc: Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer  
Mr. John J. Connelly  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director /ZADM

1/15/93 - Following parties notified of hearing set for May 13, 1993 at 10:00 a.m.:

Fred M. Lauer, Esquire  
Mr. Sebastian T. Rosselli  
Mr. William Monk  
Mr. Robert W. Schoffer  
Mr. John J. Connelly  
People's Counsel for Baltimore County  
Public Services  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon

4/01/93 -Ltr dtd 3/30/93 received from F. Lauer, Esquire, counsel for Penn Adv. --  
Appellant, requesting withdrawal of appeal and dismissal. Order to be issued.

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

June 22, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County  
Office of Zoning Administration  
and Development Management  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case #92-485-XA (Item 521)

Dear Mr. Schmidt,

The above mentioned case has been scheduled public hearing on July 29, 1992 at 2:00 p.m. Due to a previous commitment, I will be out of town and not able to attend that hearing. I would request that the hearing date be changed to the next available date. I apologize for any inconvenience this may cause you or your office.

Very truly yours,

*Fred M. Lauer*  
Fred M. Lauer, esq.

FML:km

cc: Mr. Sebastian T. Rosselli  
Mr. William P. Monk  
Mr. James W. Fisher, II

**RECEIVED**  
JUN 24 1992  
ZONING OFFICE

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

September 16, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County Government  
Office of Planning and Zoning  
Suite 113 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

This is in reference to the petition for special exception and zoning variance heard on August 7, 1992, Case No. 92-485-XA. I have reviewed the memorandum you forwarded from Phyllis Taylor, Revitalization Coordinator, Baltimore County Department of Economic Development in regard to the above mentioned case. The following comments are provided on behalf of the petitioner addressing the issues and concerns raised by Ms. Taylor.

1. The Parkville Revitalization Plan and Business Association do not oppose this billboard.

Throughout the memorandum, there are several references to the business community opposing this billboard. Further, there is a statement that "the Department of Economic Development has been working with the Business Association in the Parkville Revitalization District for a number of years." If the business community is so concerned about this billboard, why wasn't a letter of opposition or testimony given at the public hearing from that business association? Further, if the Department has been working for years with the business community and billboards are undesirable, why isn't such a restriction part of the plan for the Revitalization Area? Surely, Ms. Taylor is familiar with the process for restricting development in revitalization areas and the Business Association was aware of the hearing on August 7, 1992.

2. Public Efforts also need Private Investment.

Ms. Taylor outlined the public efforts which will take place to enhance Parkville's commercial area. As you are aware public improvements are designed to encourage private investment. In this economy, private businesses are looking for ways to advertise to direct customers to their shops. Further, businesses are looking to survive this recession.

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820

**Penn Adv.**  
PENN ADVERTISING OF BALTIMORE, INC.

October 19, 1992

To: Mr. Arnold Jablon  
Director of Zoning, Administration,  
and Development Management  
Baltimore County Government  
Office of Planning and Zoning  
Suite 113 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case No 92-485-XA  
Penn Advertising of Baltimore, Inc. Petitioner  
Sebastian T. Rosselli, Legal Owner  
Petitions for Special Exception  
and Zoning Variance  
7918 Harford Road

Please enter an appeal in the above captioned proceeding on behalf of Penn Advertising of Baltimore, Inc. regarding the denial of the Zoning Commissioner of this application for a special exception and variance.

Enclosed is a check for \$460 which covers the appeal costs and the sign posting fees.

Thank you for your attention in this matter. Please let me know if additional information is necessary.

Very truly yours,

*Fred M. Lauer*  
Fred M. Lauer, esq.

FML:km

cc: Mr. James W. Fisher II  
Ms. Donna Hayward  
Mr. Sebastian Rosselli

**RECEIVED**  
10-19-92  
ZONING OFFICE

P.O. Box 4868, Baltimore, MD 21211 Shipping: 2930 Remington Ave., Baltimore, MD 21211 (410) 235-8820